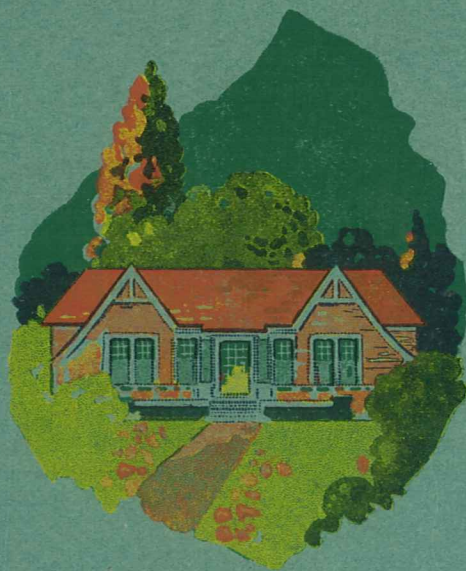


100 PLANS OF SOUTHERN HOMES \$100



Adaptable for
Construction Anywhere

One Hundred Plans

Showing the Manner in Which

- Beauty
- Comfort
- Hospitality
- Distinction

Are Combined With Economy in
Homes of the South

Adaptable For Construction Anywhere

Southern Architectural Bureau
Shreveport, Louisiana.

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FOREWORD

To Derive Full Benefit from This Book, Read These First Pages Carefully

The object of this book is to make helpful suggestions to prospective builders of homes. The architects who design the houses shown herein are men of long experience who know how to avoid the mistakes which people of less experience are likely to make. Study carefully, therefore, the following remarks, as well as the plans, for both will be found helpful. Understand that we carefully consider the question of economy, as well as comfort, convenience and appearance. If intelligently handled, it costs little or no more to build a house attractive in appearance and arrangement than to build one of similar size lacking these qualities.

Don't be misled. You will find no effort made in this book to present a beautiful array of pretty pictures. This is not offered to the public as a "picture book," but as a book of practical advice dealing in facts without frills or adornment. In scope it deals with houses of small and medium sizes and gives as much attention to the arrangement, for convenience and comfort, of the small cottage, which may be built for a few hundred dollars, as to the pretentious bungalows shown, which will cost several times as much. With the 114 plans of houses and 15 plans of small garages shown herein, we hope to present helpful ideas to every reader who proposes to erect a building of a size which comes within the scope of this work.

Plan Homes—Not Just Houses

Perhaps the home which you are now planning is to be the only one you will ever build. Take no chances—make it just right—for you cannot

change it later. Once built you must accept the result—right or wrong.

Home planning is a **serious** matter; yet very interesting withal. Dreams of a home fill the heart and mind of every woman until she gets one and every man looks forward to the time when he can see his wife supremely happy and himself content in the possession of a comfortable home. When the time for the fulfillment of these desires comes, the final arrangement of details should be planned very cautiously lest a single wrong detail of construction mar the perfect enjoyment of the completed home.

A "home" is not just a "house." The things that make a home are the cheerfulness of its inmates; its ease, contentment and privacy. Its arrangement should be planned with the idea of promoting all these features, making it possible for the housework to be done with the least amount of effort and worry; providing rooms spacious enough for comfort, and passageways throughout the house which prevent the necessity of intrusion on the privacy of anyone not wishing to be disturbed; and last but not least, by a harmonious outside appearance which makes all members of the household proud of the fact that it is theirs.

Pride of possession should not be treated lightly—it is a big factor in our lives and in the development of character in our children. Pride is the respectable balance between vanity and shiftless carelessness. Pride in the knowledge of the fact that the things we have achieved are good, gives us the correct sense of respectability. To feel that we are "worth while" is extremely likely to make us so. Our home stands before the eyes

of the community as a monument to our achievement and as an illustration of our character. We are inclined to live up to the standard of respectability which the monument we have builded, advertises as our standard.

Bear in mind that it costs no more to build a certain amount of material into a nicely designed home, be it much or little, than it does to build the same material into a house of poorer appearance and arrangement.

How to Plan For Comfort and Appearance

Don't lay yourself liable to the penalty of serving a lifetime sentence in inconvenient and inharmonious surroundings. Bear in mind that pretty pictures do not always depict practical homes.

Clients everywhere bring to their architects many clippings and drawings of houses of beautiful outside appearance, which are drawn to such dimensions that they would hardly be habitable if actually erected. Bedrooms are frequently shown with less than 144 square feet of floor space (this should absolutely be the minimum). Dining rooms are drawn less than 12 feet wide. Bath rooms are placed in inaccessible places. Many other examples of defective designing appear. Be careful. Your whole life centers around your home and you cannot afford to go wrong.

We cannot make your selection for you, but we can tell you some of the things to avoid. The chief thing to consider is the proper apportioning of available space. In other words, you must divide your space up so that various rooms and hallways will not be too narrow or too small to serve practical purposes. It is better to have fewer rooms and have them large enough than to have a greater number and have them too small or inaccessible located. Figure for yourself for instance, the result of having a dining room less than 12 feet wide. The standard width of a dining table is 48

inches. When the chairs are placed an additional 24 inches is consumed on each side, leaving only 24 inches of passageway between the backs of the chairs and the walls in a 12-foot room. Where then would you place your other furniture? What would you do with the side-board or serving table? How would you manage at all with a room of less width? And what does the unfortunate housewife do who has not realized this difficulty until the home is completed?

The plans in this book are carefully drawn to apportion the available space so that each room or hall receives an allotment sufficient to its requirements. The rooms are spacious, comfortable and well lighted and ventilated. There is an abundance of closets, pantries, etc., yet no space is wasted in useless closets or oversize rooms or passageways.

Here is a bit of advice that is worth many times the cost of this book. It takes two people, a man and a woman, to design a home. Don't either of you try to do it alone. Women have men badly beaten when it comes to interior arrangement and exterior designing, but they haven't much idea of measurement. This is the reason why pretty pictures of houses find ready sales. Men are usually crude designers, but measurements mean everything to them. They talk in feet and inches. It is a language entirely familiar to them, but almost entirely unintelligible to the fair sex. The ladies are vaguely aware that these terms refer to length, width or height, but designation of a certain number of feet and inches means nothing to them unless it can be measured off on the floor or the wall, so they can see it. Therefore, our advice is that the two of you discuss the selection of your plans carefully together, and, having made a definite selection, go into a clear space in the yard and actually lay off on the ground—one room at a time—the actual dimensions of the various rooms shown on the plan. Draw lines on the ground with a stick

or with strings stretched from stakes driven down to mark the corners. Then draw into these spaces, smaller spaces, showing the actual surface which the various pieces of furniture will fill. You will then know whether or not the room in question is the right size and shape for your requirements.

Don't say that this system of investigation is too much trouble. If you would know what trouble is, try living in a house that "doesn't fit." The only way you can avoid taking this trouble (which is really not trouble at all, but an interesting pleasure) is to pay some architect, on whose ability you can depend, to check your measurements for you or to draw special plans. We are trying to emphasize that buying plans at random without checking them is dangerous. We wish that we could make it emphatic enough. Conscientious effort has been made in these plans to check up and eliminate for you all features usually found objectionable. It would be well for you to check them over again for yourself.

Bedrooms should never be less than 144 square feet. You cannot put the necessary furniture into one of smaller space and have remaining, enough space for comfort.

A few other points, which must have consideration, are ventilation and lighting, porch space, accessibility of all parts of the house from all other parts, accessibility of breakfast rooms, accessibility of bathrooms and a number of other points which come up in individual cases.

We think that "freak" ventilation should always be avoided. By this we mean windows which are placed so high that, when opened, permit the breeze to pass only above the head of a person seated in a chair; or large single sash windows which can be opened only a few inches at the bottom. Windows are intended to serve specific purposes of utility in lighting and ventilation and should not be sacrificed to art. We prefer to achieve an artistic effect by artistic

grouping, and by arrangement of the dividing bars.

We think a house without a porch for an out-of-door lounging place, and for protection of its entrances in bad weather, is an architectural error. Nevertheless we frequently concede this point to individual taste.

The next point however is important. Every well planned home should have more than one series of openings through its entire length, forming more than one possible passageway. With visitors in the house or in cases of sickness or in numberless instances it is important that the housekeeper or other inmates may pass from one part of the house to some other part without passing through some particular room. This feature should not be overlooked.

A breakfast room is perhaps more of an essential, than most of us, except the housewife, realize. It reduces the housework enormously. However, it should be properly placed to insure the best results. Informal guests are usually served in the breakfast room unless, as is far too frequent the case, it is so placed as to necessitate passing through the kitchen to reach it. Such arrangement reduces its value by half.

Accessibility of the bath room to all bedrooms needs no comment.

There are, of course, many more suggestions we could make. We believe, however, that the plans shown in this book will speak for themselves, and that if followed, they will give you comfort, convenience and beauty of design, and make you satisfied with your house the rest of your life.

A Word About Costs and Contracts

It is impossible to state accurately, what the cost of a completed house, erected by any plan, would be; without knowing some of the problems involved and the costs of materials, locally.

Cost would vary with the amount of excavating necessary to be done, with the kind and quality of building ma-

terial used, and with varying costs of materials and labor in various localities.

In the specifications of materials for all these buildings, the architects have designated such materials as their experience has shown to be best adapted to the character or effectiveness of each individual house. These may, of course be varied to accord with individual tastes of the builder or accessibility of materials. Thus, brick, stone or concrete may be substituted one for another, or fir, larch or other equal structural material may be substituted for yellow pine, as specified, without materially impairing the strength or quality of the building. Also, where yellow pine flooring is specified, oak or maple may be substituted, for the sake of appearance or effectiveness; or where oak or maple flooring is specified, yellow pine may be substituted for the sake of economy.

To know what the completed house will cost get two sets of plans (the cost of two sets is only a small fraction more than the cost of one) and submit one set to reliable contractors for bids. The second set you will want to keep constantly in your own possession for the purpose of reference and intelligent supervision of the work.

With a definite plan to figure on the contractor can tell you the exact figure for which he will complete the building and you will avoid all bills for "extras" and various unforeseen expenses that so often occur in cases of those who do not exercise the proper care and foresight.

Should our plans be used you will be furnished, without cost, two copies of a standard form of contract for the erection of the building according to the plans and specifications. Blank space is left on these forms for the outlining of any changes or additions that may be agreed upon between yourself and the contractor. When you are ready to let your contract, fill out both copies of the form which we will furnish you, making such additions or changes as may be necessary

to suit your particular requirements, and have both copies signed by yourself, contractor, and two witnesses. It is also advisable to sign several pages of each set of plans and specifications in order to properly identify them as those referred to in the document. You then have a definite and legal contract which protects both yourself and the contractor.

Why You Should Have a Plan

To attempt to build a house without a plan is folly. To spend a hundred dollars or more for a set of specially drawn plans may seem extravagant to one who has never attempted to build anything; but if you can't find a set of plans already drawn to embody the ideas which you want, it will cost you less in the end to pay a competent architect to draw up well detailed plans than to attempt to build without them.

And here we would emphasize that unless plans are well detailed they are of little value. You can secure numerous so-called plans of houses (many of which are of excellent design) which will not assist you to any great extent because they do not have the working details figured out and drafted for the guidance of the workman or for the intelligent supervision of the owner. They are, in fact, nothing but blue-prints of the elevations and floor arrangement. They can be bought cheaply, but, in so far as aid in building or assurance of stable construction or basis of definite agreements between builder and contractor are concerned, they are hardly more effective than the pictures which may be clipped from magazines or design books.

People will frequently express themselves as being opposed to paying what seems to them the excessive fees which architects charge. But, if you consider that to plan conscientiously and to draft and properly detail the average small residence requires a full week or more of the time of an expert,

and that, besides his own salary to be included in his charges, the architect must also take into consideration his office expense, the cost of materials, and the salary of the assistants he may have, it will be seen that a hundred dollars or thereabouts is not an excessive charge. Also, it is to be conceded that if the planning and designing is not done before the work begins, it must be done on the job as the work progresses, which means a certain retarding of all the working force. This is expensive indeed, inasmuch as the cost of labor for the few extra days required to complete the job will far outrun the cost of a set of well detailed plans. It is foolish to keep several men waiting at a high rate of charge per hour while some point is being decided upon. By all means have a plan before one blow of the hammer is struck.

The necessity of a plan is here considered from the standpoint of economy. But, viewed from the standpoint of effect, from stability, from quality, from comfort and service, and from the success of the complete building, it can hardly be doubted that there might easily exist a difference of at least ten per cent between the actual or selling value of a house constructed with a plan and one without a plan. In other words, your house is worth more when you build it according to a good plan, than when you have gone at it haphazardly.

Incidentally, the value of plans and specifications does not cease with the completion of the building. One set, together with the contract, should be carefully preserved to be used as a basis of insurance adjustment in case of fire. Where this precaution is taken it makes equitable adjustment easy and makes possible the payment of a claim in a fraction of the time usually required.

Plans and specifications form the only tangible basis of contract between the builder and the contractor. If you are a business man, you would not enter into a business agreement

without a contract specifically setting forth the things that each party is expected to perform, and you know that there is a greater need of a contract covering a building agreement than almost any other kind of business arrangement. A good plan will save you money in the actual cost of building and will add to the building's value.

But above the saving of money and the making of your house more valuable because it is well designed, is the knowledge that you will get the kind of house that you had in mind before you started to build. A house built according to a plan is a successful house, providing the plan be successful, but a house built without a plan hasn't much chance to succeed.

You will see that for economy and protection to yourself, as well as for assurance that you will get the kind of a house you want, you absolutely need a plan. A plan is cheap at any price within 5% of the total cost of your building.

Our Plans—What They Are

We have endeavored to embody in this book a collection of designs which will meet all requirements. Every design has been carefully planned and nearly every one by consultation with clients.

We are specialists in the architecture of small and medium price residences and know positively that our practice has taught us what 90% of the people want in homes. We have embodied such features in these plans and invite comparison with other designs.

The plans of each design shown herein have been carefully drafted and detailed, discussed, altered, and re-drawn until we consider each plan perfect for its particular requirement. The cost, therefore, has been from forty to fifty dollars each up to two hundred fifty dollars or more each, yet, by the sale of a number of sets of blue-prints and specifications from

each design, we so divide the cost among a great number of clients that we are enabled to offer them for a few dollars each. Thus you will, by the purchase of these plans and specifications, receive a service which you could not duplicate by special service for less than about ten times the cost.

The designs are so worked out as to be cool in summer and easily heated in winter. Light and ventilation are carefully handled by the number and spacing of windows. Convenience and comfort receive attention in the arrangement of interior hallways and numerous passageways and the number and locations of closets and "built-in" conveniences.

Plans contain drawings of all elevations, all interior details, wall sections, frames and in fact everything in any way necessary. **A set of these plans contains from 30 to 60 details** and in these details practically every piece of material to be used in construction is shown. A complete list of all materials, except masonry, is included.

Standard heights of ceiling above floors are 9 feet 10 inches in houses constructed with shiplap interior sheathing, and 9 feet 2 inches in houses that are finished with lath and plaster. This difference of standards

is adopted on the assumption that the house finished within with lath and plaster is so constructed for protection against a colder climate and the lower ceiling assists toward the same end by making the building easier to heat. Each set of plans contains two carefully detailed drawings of each; the foundation plan, the sill plan, the joist plan, and the floor plan; one each of which shows the construction for shiplap interior sheathing and the other shows construction for lath and plaster.

Our plans are complete and our specifications cover all points of probable agreement between builder and contractor. They would be cheap at their original costs, yet we sell them for about one-tenth as much.

Our Plans—How to Obtain Them

After you have decided on the plans you want, there need be no further delays. You can order them at once and they will come to you by return mail.

Remember that on all plans costing \$4.00 or more, the coupon attached to the order blank in the back of this book is good for \$1.00 if sent in with the order.

**Send all Orders to the Home Service Editor
The Capper Farm Press, Topeka, Kansas.**

Showing Construction and Materials Specified for Shiplapped House

SILLS—6x8 No. 1 Common.

FLOOR JOISTS—2x10 No. 1 Common. Spaced 24 inches.

STUDDING—2x4 No. 1 Common. Spaced 16 inches. Doubled at corners and around all door and window openings.

CEILING JOISTS—2x6 No. 1 Common. Spaced 24 inches.

CEILING HEIGHT—9 feet 8 inches.

RAFTERS—2x6 No. 1 Common. Spaced 24 inches.

SUB-FLOOR—1 inch No. 2 Common shiplapped or dressed and matched.

MAIN FLOOR—1x4 Clear Pine. Edge Grain Pine flooring specified for all porches. For some designs where indicated in special items clear oak flooring is specified in living and dining rooms.

SIDING—Clear Drop or Novelty Siding with 1x8 Base and Drip Cap.

ROOF SHEATHING—1x4 No. 2 Common.

SHINGLES—Extra clear 5 to 2 Red Cedar. (In bungalow designs where the roof pitch is too flat for shingles we specify roof sheathing of 1x6 shiplap or dressed and matched and a double thickness of slate surfaced roll roofing.)

INSIDE WALL SHEATHING—No. 2 Common Shiplap.

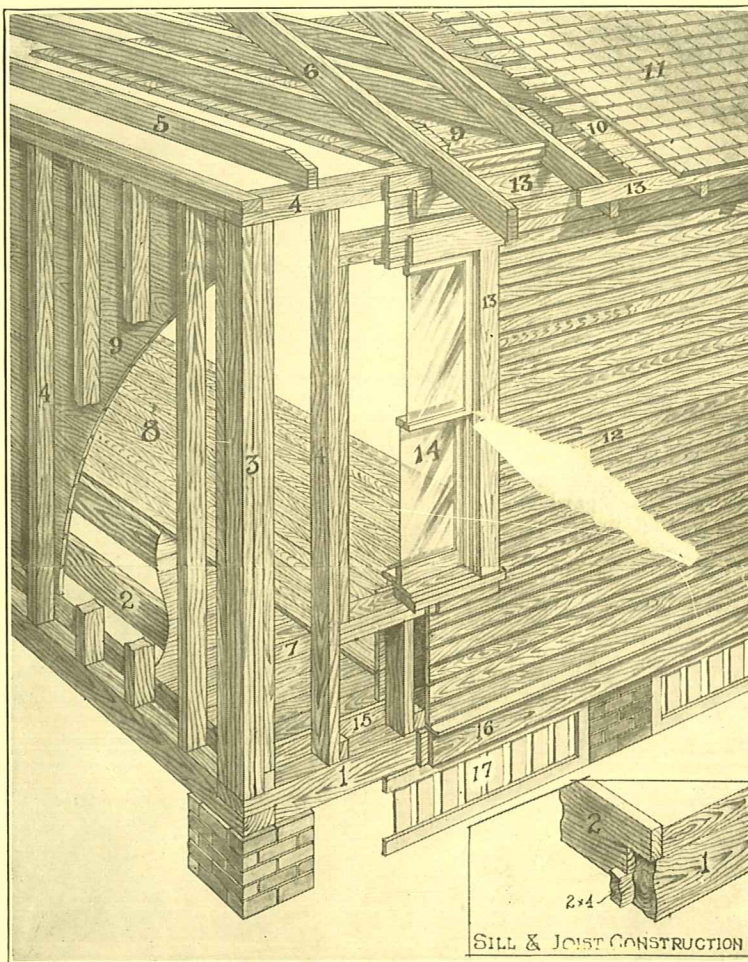
FINISH—For Eave and Cornice Sheathing and porch ceiling 1x4 V pattern ceiling is specified. Clear lumber for all outside finish, fascia and corner boards, casing, base, porch cornice, etc., and all moulding designs.

COLUMNS AND BRACKETS—Clear grade; of designs shown in illustrations.

FRAMES—Clear grade, standard designs, factory built. All door jambs 1½ inch thickness, window jambs 13-16 inch thick for windows double hung with weights and cord.

WINDOWS—Average size 2 feet 8 inches by 5 feet 10 inches, 1¾ inch thick, double hung with weights and cord. Other sizes used where the construction of the building requires it. Bath rooms and kitchen windows 3 feet 10 inches in height to allow room for tub, sink, furniture, etc. Designs specified as shown in illustrations.

DOORS—Front Door 3 feet by 7 feet, 1¾ inches thick; of designs shown in illustrations. French doors (where specified) are of design shown



on page 108. Other doors 2 feet 8 inches by 6 feet 8 inches, except closet doors, which are 2 feet by 6 feet 8 inches. All inside doors 1¾ inches thickness, A grade, two panel or five cross panel design as preferred.

INSIDE FINISH—Specified clear pine, 1x8 round edge base and base shoe. Back band trim for all door and window openings. Thresholds for all doors. For designs where shown on floor plans, factory built Colonades, Book Cases, Breakfast Nooks, Side Boards and Kitchen Cupboards are specified.

SCREENS—Doors of attractive design and window screens of full length galvanized wire, hinged at top. All wire for door and window screens and porches is specified 16 mesh galvanized.

Hardware, Paints and Bath Room and Electrical Fixtures to be selected by the owner.

Showing Construction and Materials Specified for Plastered House

SILLS—2x10 No. 1 Common Box Sill. Central Sill 6x8.

FLOOR JOISTS—2x10 No. 1 Common. Spaced 24 inches.

STUDDING—2x4 No. 1 Common. Spaced 16 inches. Doubled at corners and around all door and window openings.

CEILING JOISTS—2x6 No. 1 Common. Spaced 16 inches.

CEILING HEIGHT—9 feet 2 inches.

RAFTERS—2x6 No. 1 Common. Spaced 24 inches.

SUB-FLOOR—1 inch No. 2 Common shiplapped or dressed and matched.

MAIN FLOOR—1x4 Clear Pine. Edge Grain Pine floor specified for all porches or some designs where indicated in special items clear oak flooring is specified in living and dining rooms.

WALL SHEATHING—No. 2 Common Shiplap.

SIDING—6 inch clear Cedar or Cypress bevel siding.

ROOF SHEATHING—1x4 No. 2 Common.

SHINGLES—Extra Clear 5 to 2 Red Cedar. (In bungalow designs where the roof pitch is too flat for shingles we specify roof sheathing of 1x6 shiplap or dressed and matched and a double thickness of slate surfaced roll roofing.)

LATH—4 Foot No. 1—plastering lath.

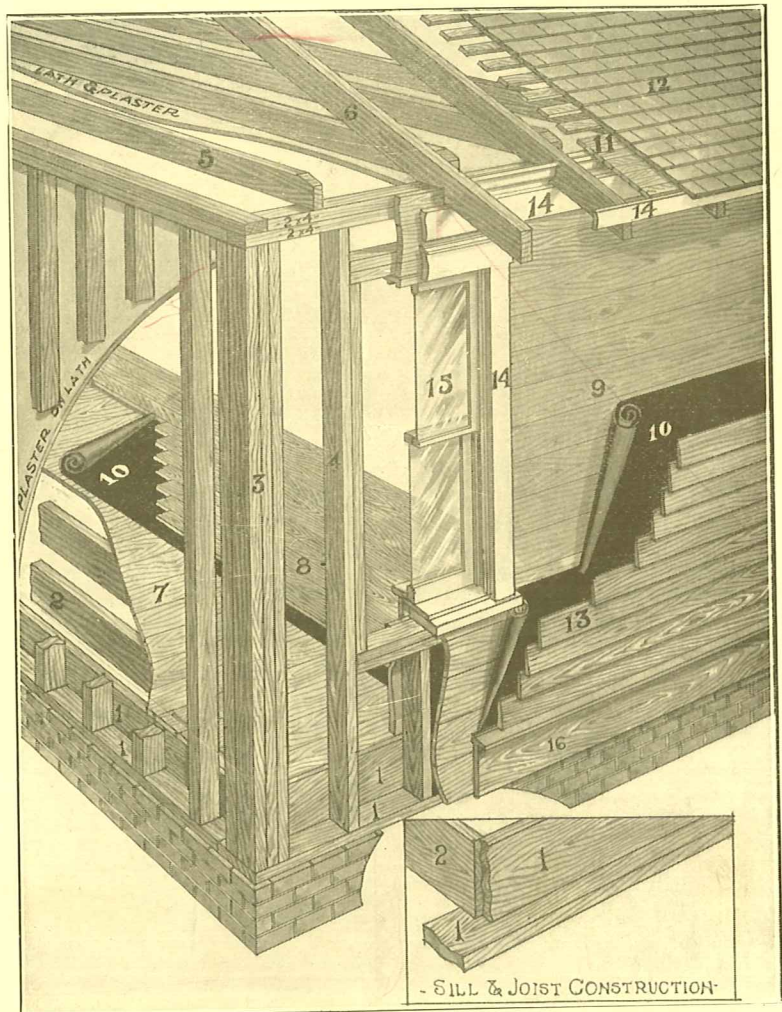
FINISH—For Eave and Cornice Sheathing and porch ceiling 1x4 V pattern ceiling is specified. Clear lumber for all outside finish, fascia and corner boards, casing, base, porch cornice, etc., and all moulding designs.

COLUMNS AND BRACKETS—Clear grade; of designs shown in illustrations.

FRAMES—Clear grade, standard designs, factory built. All door jambs 1½ inch thickness, window jambs 13-16 inch thickness for windows double hung with weights and cord.

WINDOWS—Average size 2 feet 8 inches by 5 feet 10 inches, 1¾ inches thick, double hung with weights and cord. Other sizes used where the construction of the building requires it. Bath room and kitchen windows 3 feet 10 inches in height to allow room for tub, sink, furniture, etc. Designs specified as shown in illustrations.

DOORS—Front Door 3 feet by 7 feet, 1¾ inches thick; of designs shown in illustrations. French doors (where specified) are of design shown



on page 108. Other doors 2 feet 8 inches by 6 feet 8 inches, except closet doors, which are 2 feet by 6 feet 8 inches. All inside doors 1¾ inches thickness. A grade, two panel or five cross panel design as preferred.

INSIDE FINISH—Specified clear pine, 1x8 round edge base and base shoe. Back band trim for all door and window openings. Thresholds for all doors. For designs where shown on floor plans, factory built Colonades, Book Cases, Breakfast Nooks, Side Boards and Kitchen Cupboards are specified.

SCREENS—Doors of attractive designs and window screens of full length galvanized wire, hinged at top. All wire for door and window screens and porches is specified 16 mesh galvanized.

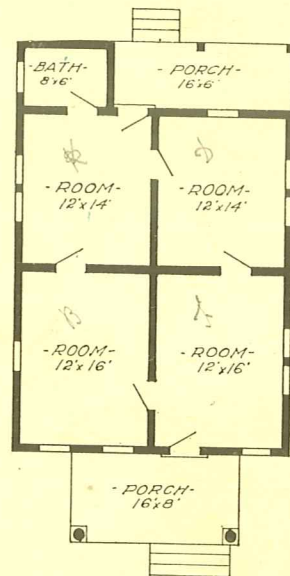
Hardware, Paints and Bath Room and Electrical Fixtures to be selected by the owner.



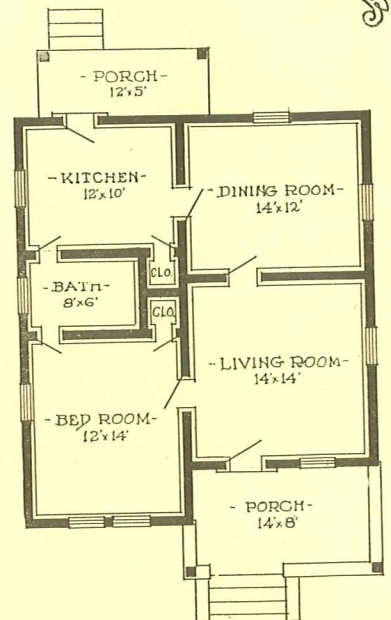
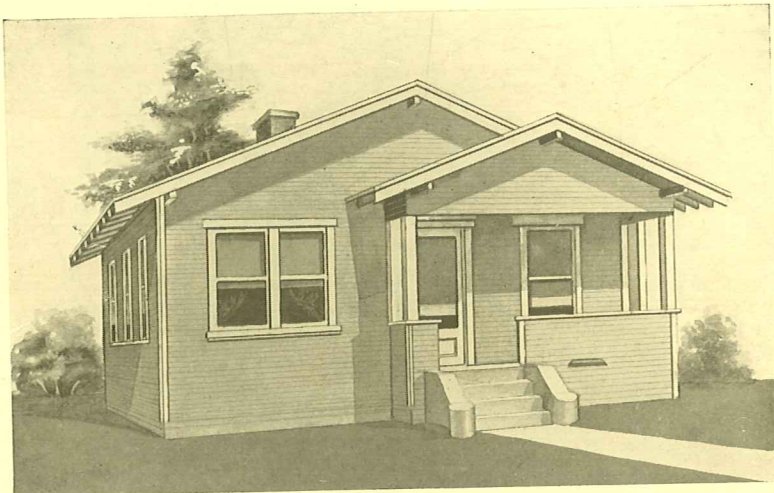
Design No. 436

WE present here a cottage with no outstanding features. Its merit lies in the fact that its quiet simple dignity makes it in perfect good taste in any surroundings. Its simple straight-line construction makes low cost of both material and labor. Its compactness makes heating easy. One flue can be made to serve the entire house unless one or more fireplaces are wanted, in which case two chimneys should be provided. Good ventilation and lighting are arranged, and the rooms are spacious enough for perfect comfort.

We offer plans of such simple designs as this because we know, in spite of some opinion to the contrary, that the saving by working to correctly illustrated details is proportionately as great in the small house as in the large one.

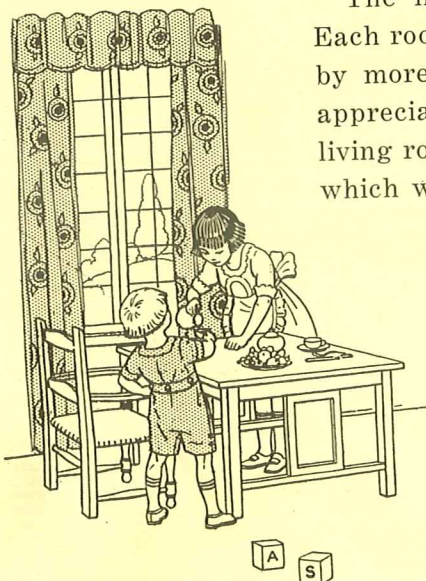


Complete blue prints, details and specifications for this
 Southern Home, per set. \$4.50
 Additional sets, with original order, each. 1.00



Design No. 447

THE extension of the front porch beyond the front line of the other side of the house, and the partial extension of the roof to cover it, produces, in this plan, attractive appearance without adding to cost.



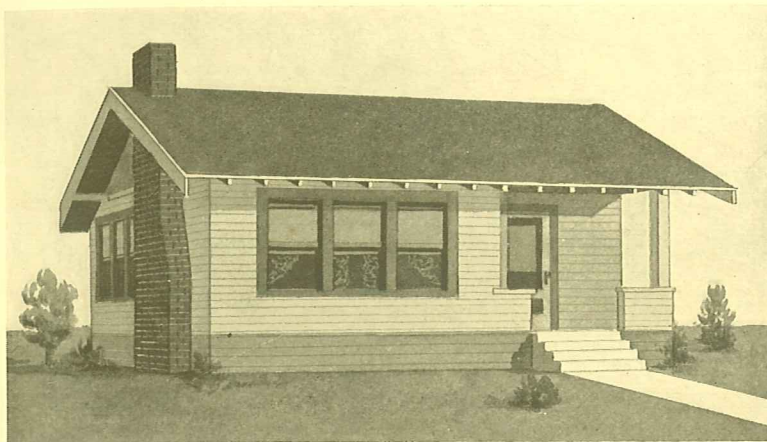
The interior is spacious and conveniently arranged. Each room is accessible from any other part of the house by more than one passageway, a feature that will be appreciated. Although there is only one bedroom, the living room is amply large for a couch or concealed bed, which would convert it into additional sleeping quarters when necessary. An eight-foot front porch provides comfortable lounging room and good protection for the front entrance in bad weather.

Complete blue prints, details and specifications
of this Southern Home, per set. **\$5.00**

Additional sets, with original order, each. **1.25**

Southern Homes

Box Box

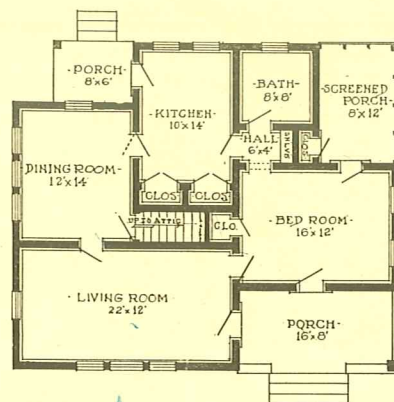


Design No. 458

If you have a lot 40 feet or more in width and of proportionate depth this house will appeal to you because it can be set well back from the front walk, allowing a generous lawn, and still leave ample space for a back yard where you may cultivate a little garden, provide an out house or set up a play ground for the children.

The arrangement of the house itself would be difficult to improve upon, from the standpoint of utility and convenience, for a small family. Notice the large living room, apart from the dining room; the large comfortable front porch adjacent to bed room; numerous closets, and stairs to an attic, where a great amount of store room is available.

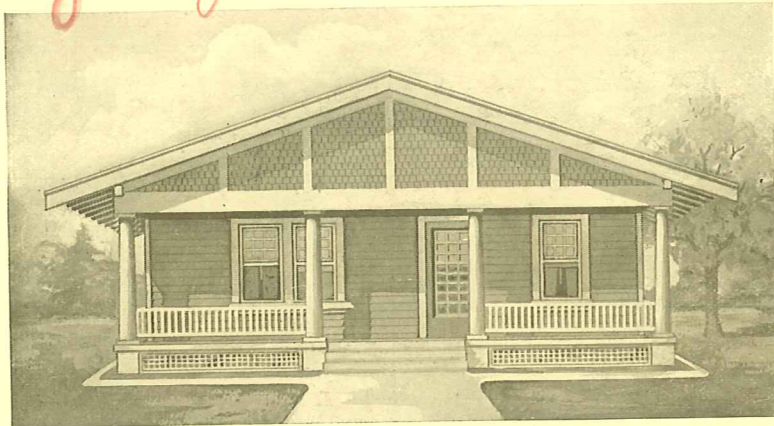
Though unusually attractive in appearance and arrangement, this house would involve only a nominal investment.



Complete blue prints, details and specifications
for this Southern Home, per set..... **\$6.00**

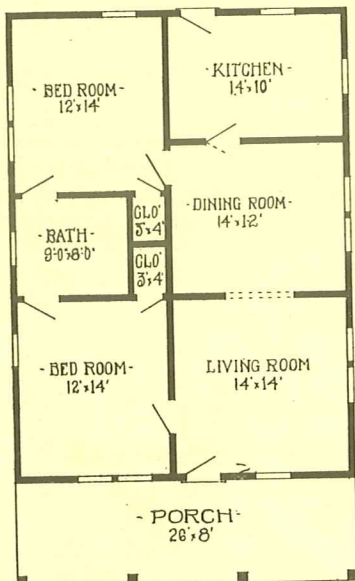
Additional sets, with original order, each..... **1.25**

1150.00

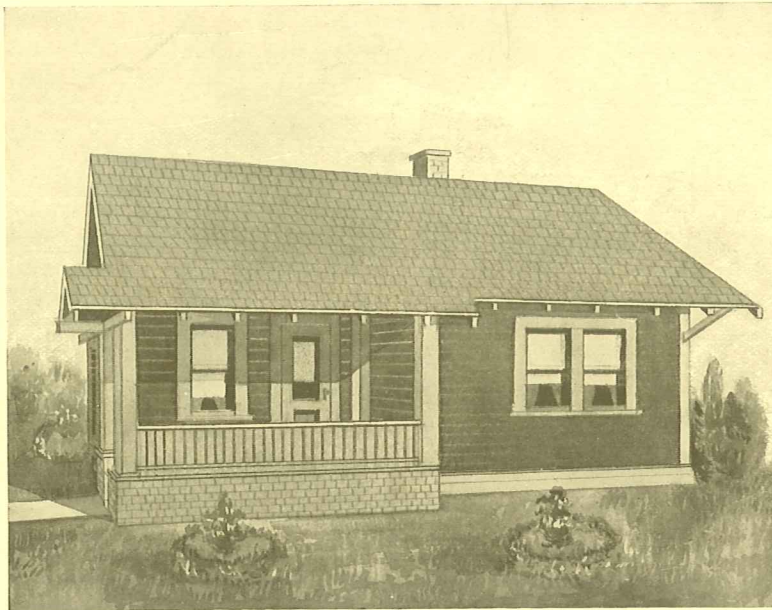


Design No. 394

TOUCHES here and there in the exterior design of this Southern Home suggest the distinction and cosiness to be found within. Low wide porch railings between the columns; a wide entrance and long front porch, unite to give an atmosphere of comfort and hospitality. Because of the flat bungalow roof, red or green slate surfaced roll roofing laid double thickness is preferable to ordinary shingling. Large living and dining room; two commodious bed rooms with closet in each; large bath room, opening from each bed room; spacious kitchen. Plenty of light and air everywhere.



Complete blue prints, details and specifications for this
Southern Home, per set. \$5.00
Additional sets, with original order, each. 1.25



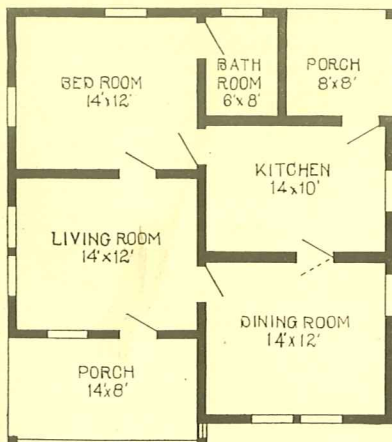
Design No. 504

THIS is rather a small house, but it can be made just as much of a home as a much larger one. If this plan embodies all you need, this is all you should build.

This design is furnished in two interior arrangements. In both arrangements spacious rooms are provided throughout. The size of the kitchen will surely catch the eye of the housewife who hasn't given up the idea of "plenty of elbow room" when cooking. Its central location is a modern improvement, found in more and more houses.

This house can be built at small cost and because of the substantial construction provided for in

the plans it will make an investment of permanent value and satisfaction for any family.



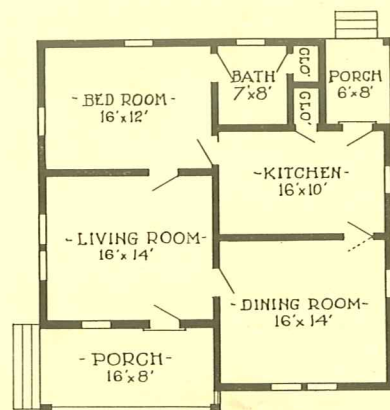
PLAN A

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,

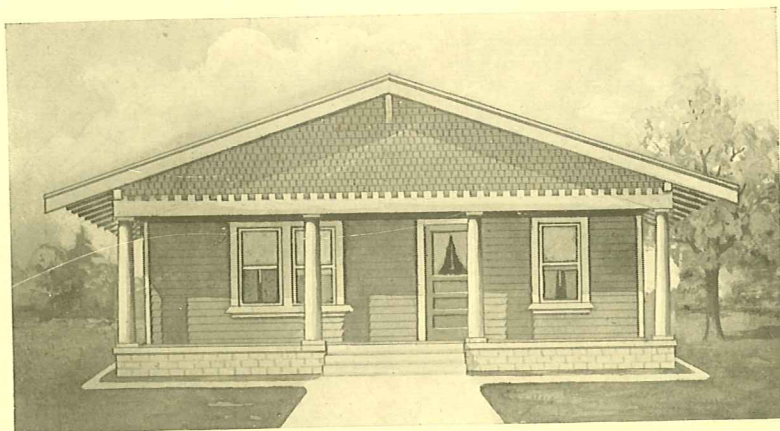
\$4.50

Additional sets, with original order, each,

\$1.00



PLAN B

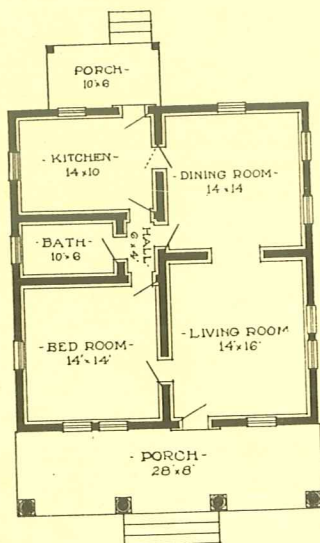


Design No. 414

IN this section of the book economy has chief consideration. This plan as well as all others in this section is designed along lines which call for the least in material and labor to build them.

Careful attention has nevertheless been given to the interiors and you will find them well appointed, well ventilated and lighted, and spacious and comfortable.

Two floor plans are offered here. There is really little to choose between them, except that Plan B includes a back porch and two good closets. On account of the flat bungalow roof this design must be covered with roll roofing instead of shingles. Red or green slate surfaced composition is suggested for its more practical service in this instance as well as for the distinctive appearance it will give. Specifications provide for this roofing to be laid double thickness.



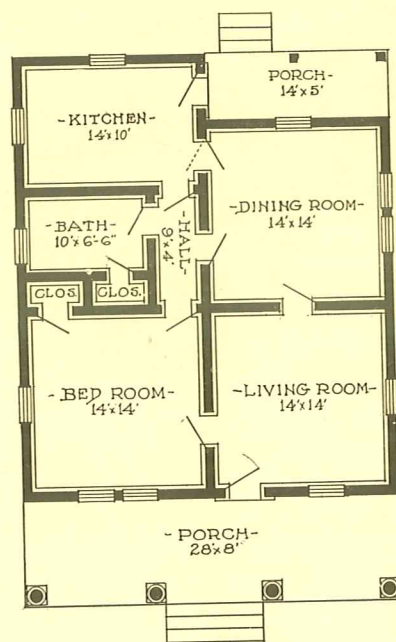
PLAN A

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,

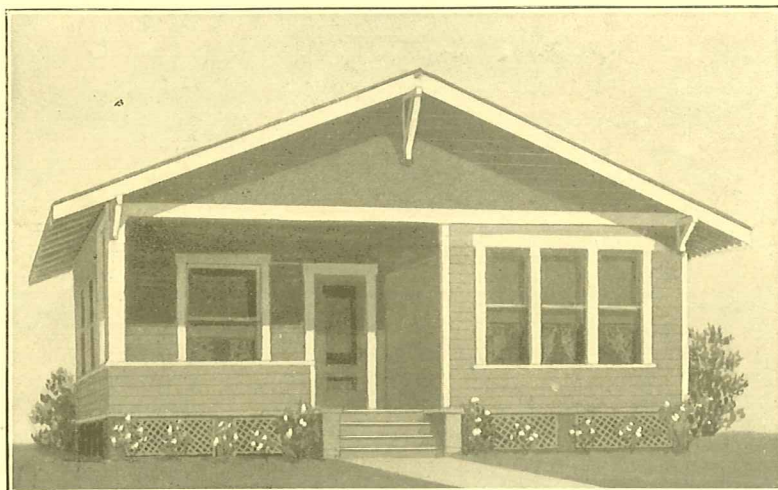
\$5.00

Additional sets, with original order,

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PLAN B



Design No. 405

THIS is a good substantial small home, with every requisite for comfort. Ventilation and light are provided in abundance; every room has two or more splendid windows with a large closet in each bedroom, and the bath accessible to each. Large front and rear porches.

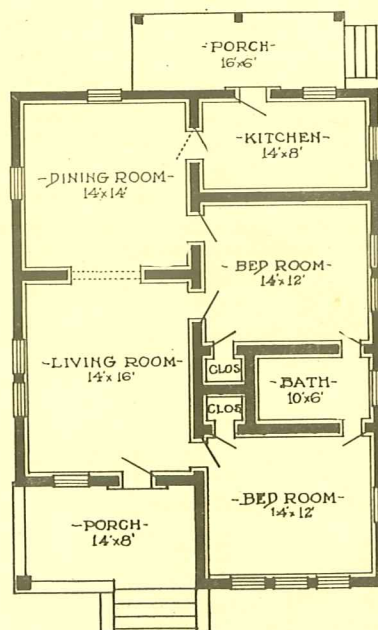
Despite the suggestion of bigness in the appearance of the floor arrangement of this house it is planned for a small lot, and can be constructed at comparatively little expense.

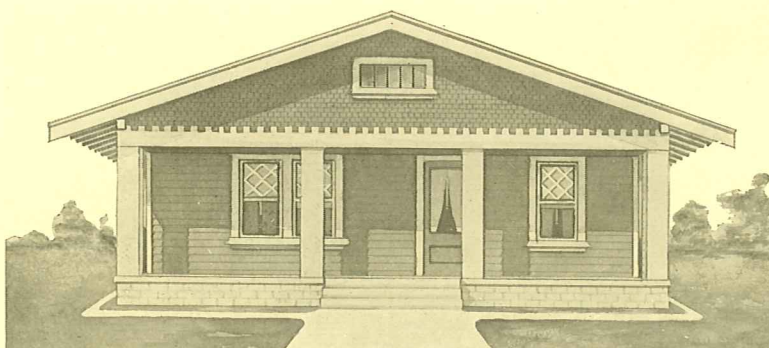
Complete blue prints, details and specifications
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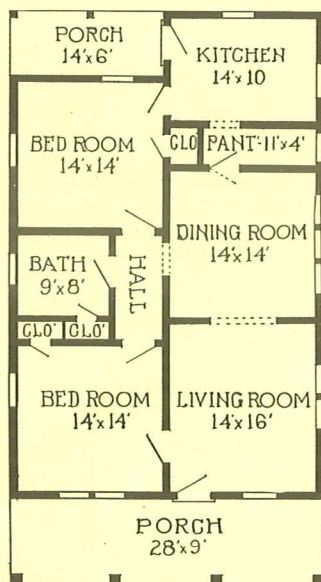


Design No. 350

IN this design we have another excellent example of what can be accomplished when a sincere desire to give size, appearance and comfort in a popular priced house is backed by a real understanding of effective economical architecture.

Passing from the simple, attractive front elevation, we find within a generous amount of room. On the same foundation a structure of either five or six rooms can be built. In Plan A, two bedrooms are provided, while in Plan B three are shown. The bedrooms are somewhat smaller in the latter plan, but the living room and dining room are each wider by two feet. Each plan offers a front and

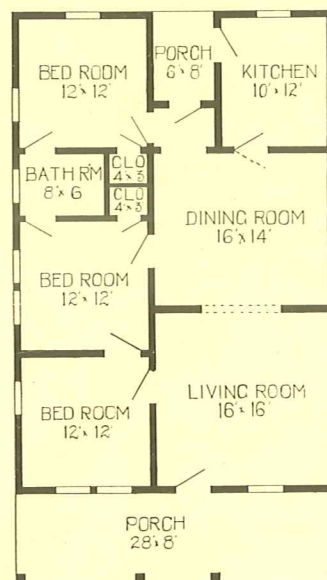
back bedroom, and in Plan B the central room will prove ideal in a family where there are children still young enough to require their parents' nearby presence.



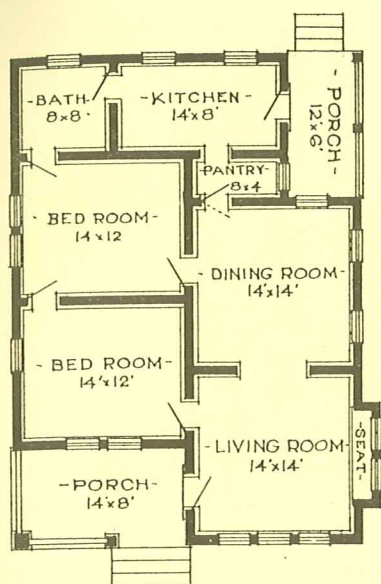
PLAN A

Complete blue prints, details
and specifications for this
Southern Home, per set,
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order, each,
\$1.50

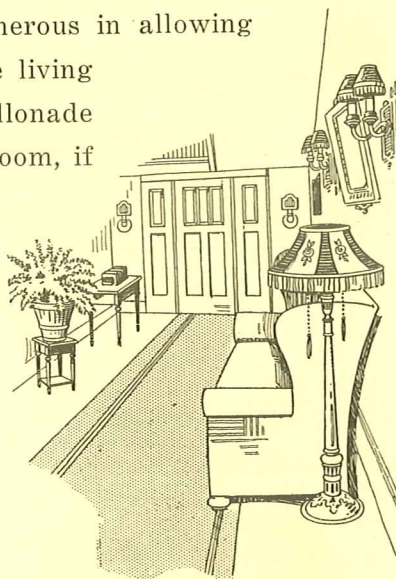


PLAN B



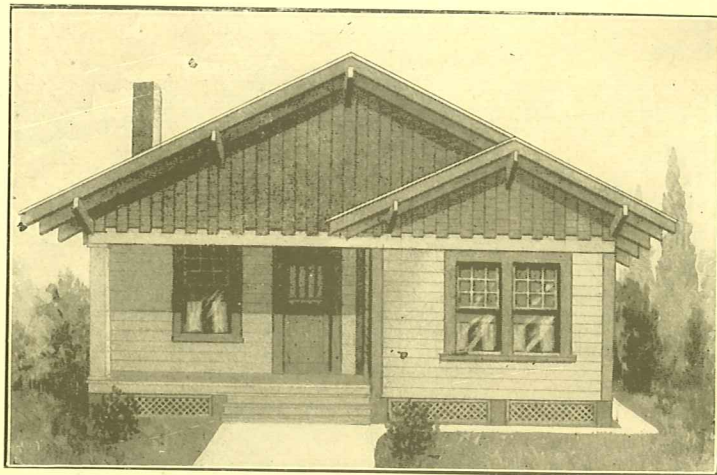
Design No. 425

HERE is a house that embodies many points of merit. Its design is suitable for city lot, suburban property or country site. It is popular with builders of rental houses because it is neat, compact and inexpensive. It has plenty of rooms and room for the average family, and contains all worth-while comforts. The architect has been exceptionally generous in allowing light and ventilation—it will be noticed that the living room has five windows. An attractive arch or collonade may be placed between living room and dining room, if desired. Or the opening may be closed with French doors.



Complete blue prints, details and specifications for this Southern Home, per set. . . . **\$6.00**

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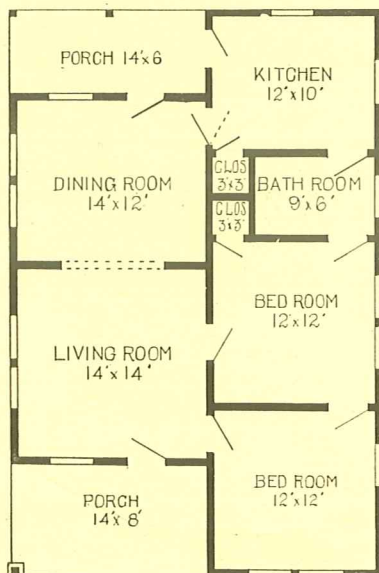


Design No. 361

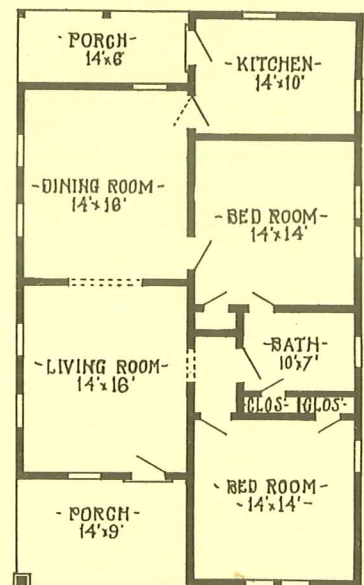
WHETHER you choose this home to occupy yourself, or to rent, there are many features about it that will appeal to your sense of good taste, your appreciation of thoroughness, and your desire for economy. Designed primarily with the idea of giving "the most for the money," thoughtful attention, nevertheless, has been paid to producing an artistic exterior appearance. Except for a small section of auxiliary roof over front bedroom, the roof is unbroken by hips and valleys—relieving the structure of a large part of the usual cost of

building a house of this size.

The floor plans are worthy of close study. Each is a model of compact, convenient arrangement.



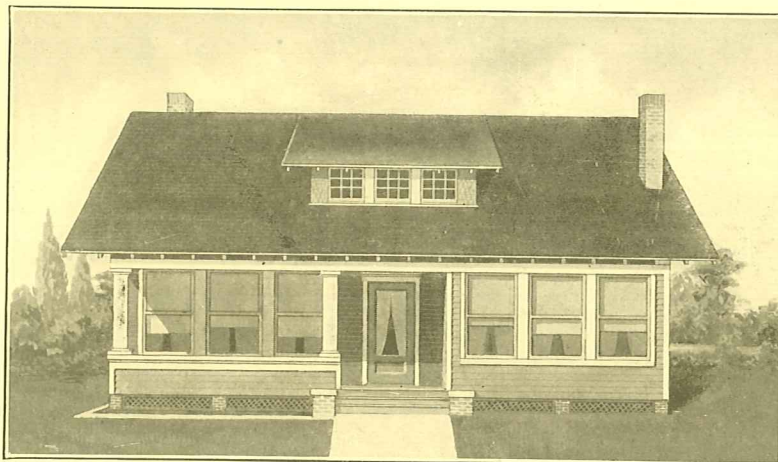
PLAN A



PLAN B

Complete blue prints, details and specifications of Plan A or Plan B of this Southern Home, per set,
\$6.00

Additional sets with original order, each,
\$1.25



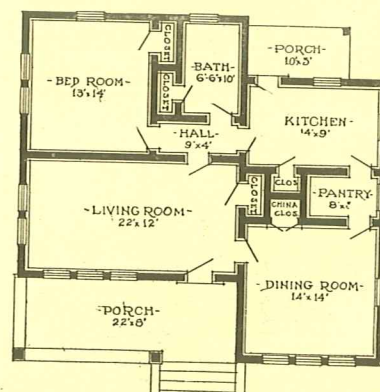
Design No. 372

TO say that any feature or phase of construction should have paramount consideration would not be treating the subject fairly, for there are numbers of points which should receive consideration, and no one of these more than each of the others.

However, among the features which should have prime consideration is the coziness and comfort of the living room. We must bear in mind that we are building "homes"—not just "shelters from the weather"—and that means we must promote contentment, satisfaction, and an affectionate feeling of fellowship between members of the household by providing comfort, cheerfulness and ease.

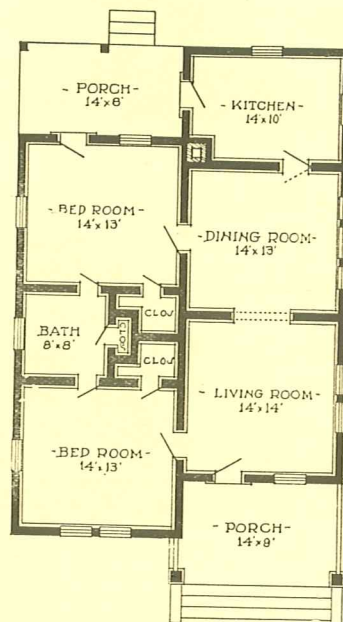
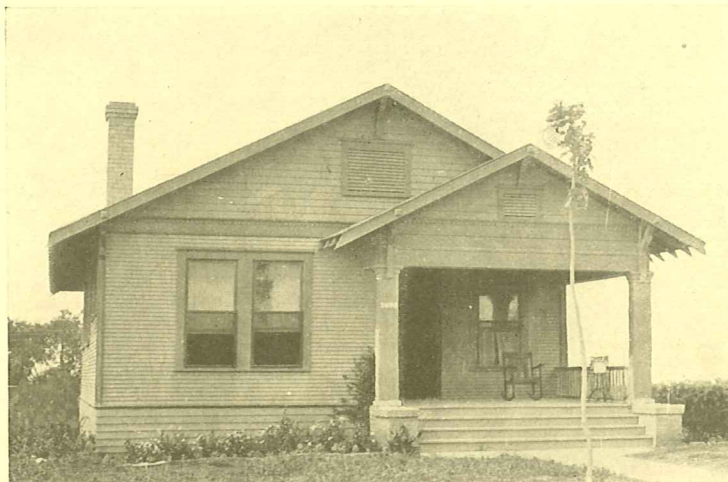
The living room is the common ground where all the household foregather. Let's make it roomy and cheerful. If it be necessary to economize on space or expenditure, we advise making the economy on some other part of the building, if possible.

Ventilation and lighting also have received consideration in Design No. 372 in a way which makes this a typical design for a Southern Home.



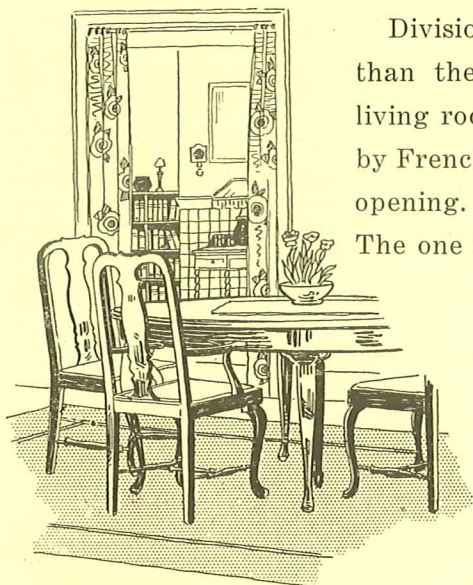
Complete blue prints, details and specifications
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Design No. 570

THIS simple design is quite popular, as may be seen by observing the houses in your own locality. It varies the straight-line construction only slightly—hardly enough to increase the cost, yet enough to avoid entirely any appearance or rigid economy. The extra height of the chimney is added with the same object in view.



Division of space has been effected to furnish more than the usual degree of roominess, with splendid living room and dining room which may be separated by French doors or treated as one by the use of a cased opening. Observe the number of closets, and their size. The one in the bath room gives a convenient place for fresh linens. Generous front and back porches are a feature always appreciated.

Complete blue prints, details and specifications for this Southern Home, per set . . . **\$5.00**

Additional sets, with original order, each . . . **1.25**

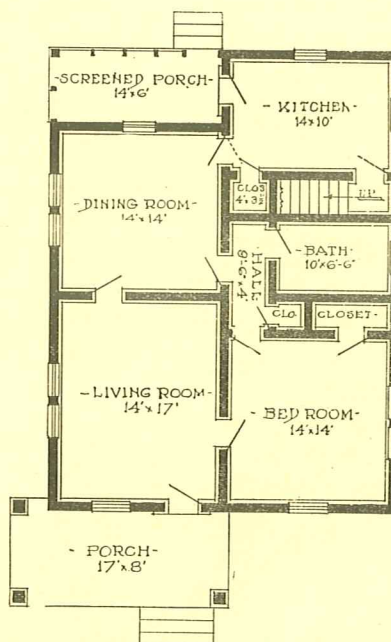


Design No. 329

LARGE living room and dining room occupy the whole left section of this attractive, generously proportioned cottage, with the exception of a good-sized screened porch which opens from both bedroom and kitchen.

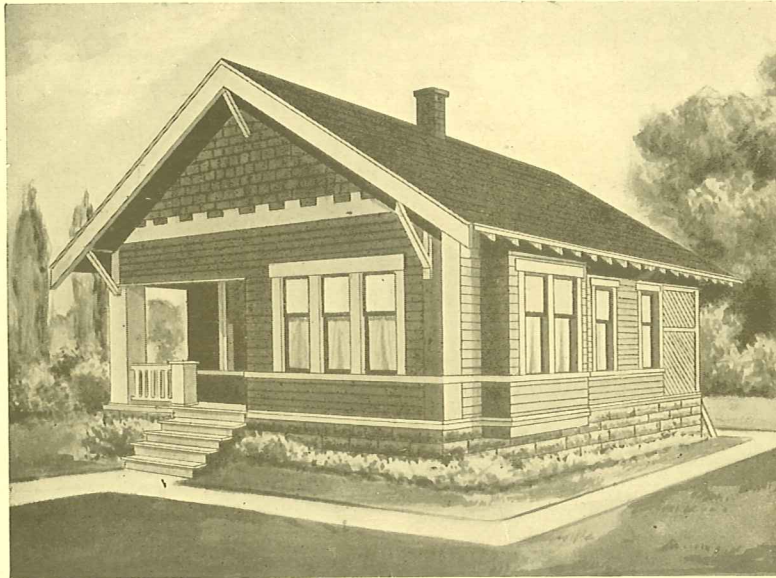
There is real investment value in this style of cottage. Should you wish to sell or rent at any time you will find it easy to gain the attention of others when you offer a house as substantially designed and as well arranged as this.

One large bedroom, with generous closet space, hall and bath, is indicated in this plan, but there is ample space for additional sleeping rooms upstairs. A place has been provided for stairs if the attic is to be utilized.



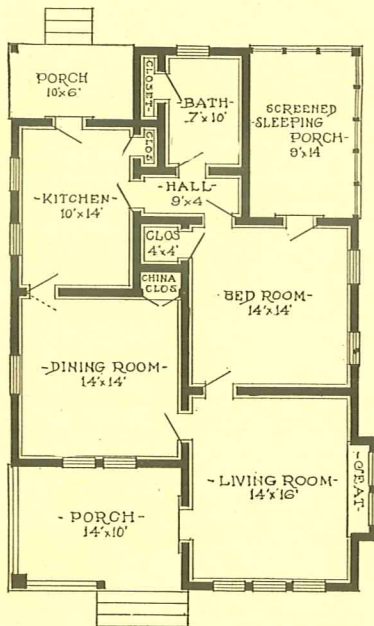
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Design No. 383

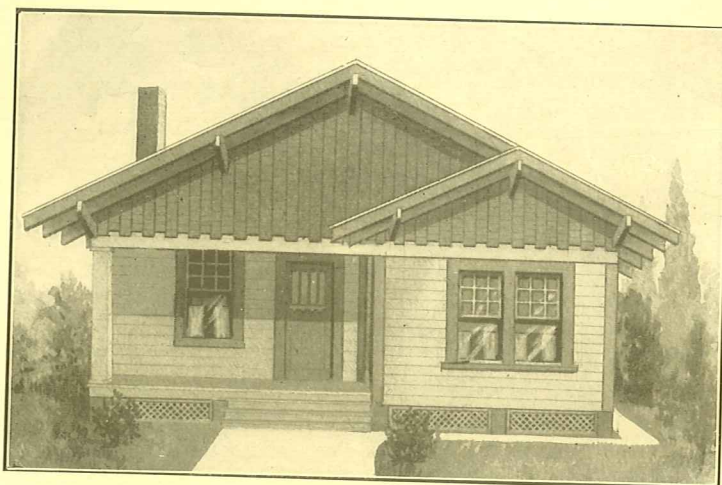
YOU can build this substantial little house on a narrow city lot and still have a good expanse of yard on either side. Well designed, surprising amount of interior space, deep, well protected front entrance, splendid living room, with five windows. Dining room and kitchen are conveniently connected, and immediately adjacent to the bedroom is a large screened sleeping porch that will be the pride of the home in summer. An abundance of closets; good big bath; large, airy kitchen—everything that could be desired, yet contained in a comparatively small and inexpensive structure.



Flues and chimneys are not shown, as local conditions will determine methods of heating; but where wood or coal is used, two flues should serve the entire house.

Complete blue prints, details and specifications
for this Southern Home, per set..... **\$7.50**

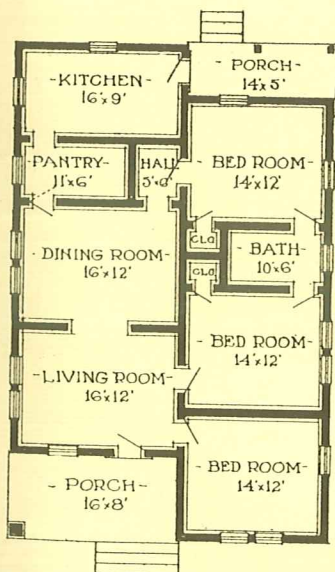
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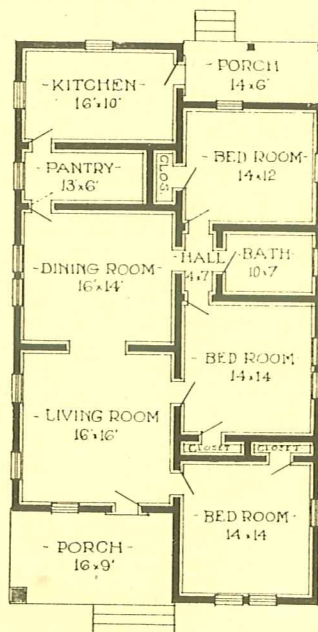
Design No. 361

IN this design you are given a choice of four floor plans, two of which are pictured here and two shown on page 20. Though apparently and actually a small house, with a small house's economy of construction, this house contains three large bedrooms, in addition to a large living room, dining room, kitchen, pantry, front and rear porches. Every inch of floor space has been utilized to advantage, yet nowhere is there the least suggestion of crowding or cramping.

As rental property this plan should prove a paying investment. It has all the features that make a place attractive to those in position to judge and discriminate.



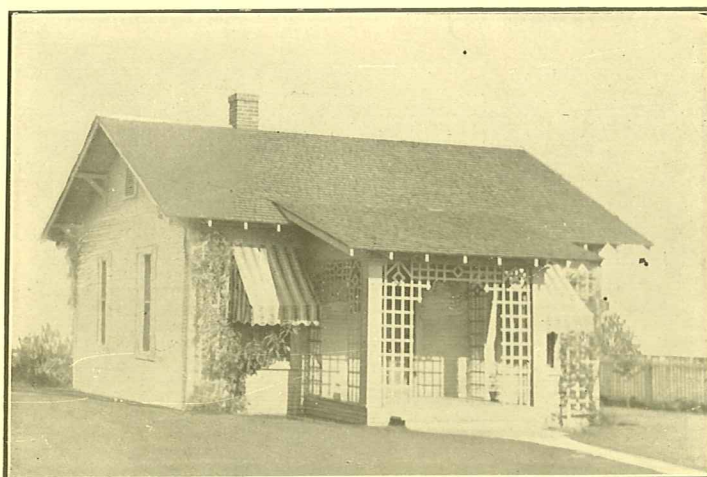
PLAN C



PLAN D

Complete blue prints, details and specifications of Plan C and Plan D of this Southern Home, per set,
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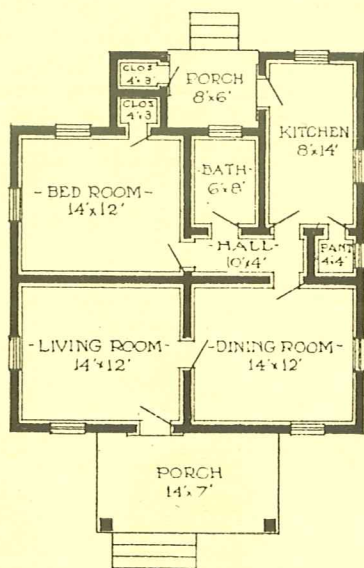
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Design No. 462

ECONOMY of space and economy of expenditure are effectively obtained in this attractive cottage. The very attractive ornamentation of the front is obtained in a way which adds little to cost. Within, nothing is missing; but with an eye to economy, nothing needless has been put in.

Porches front and rear, living room, dining room, kitchen and bath, together with convenient size pantry, closet for bedroom, and a broom closet on the porch, constitute about all the conveniences to be desired.

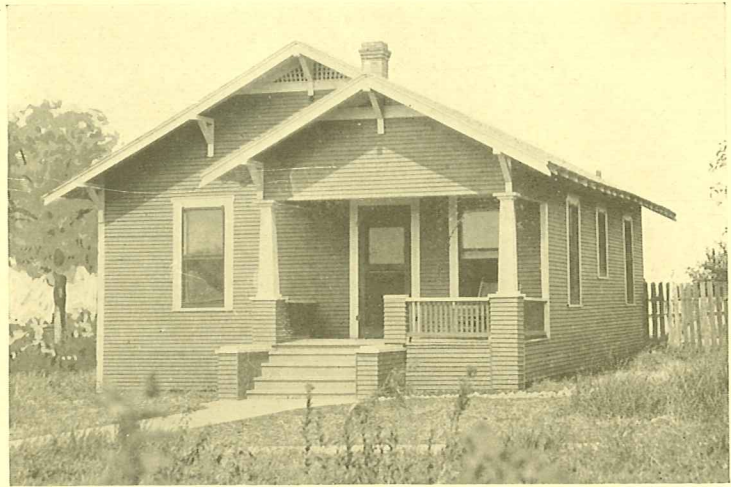
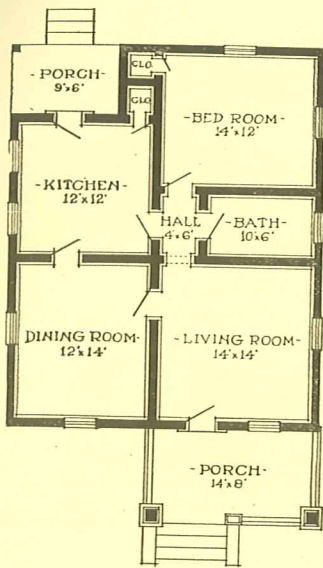


The absolute privacy of the bedroom and the accessibility of the bath room should be noted.

The simplicity of this plan, though arranged with the idea of keeping down cost, fortunately produces a beauty of line which could hardly be surpassed in a small house.

Complete blue prints, details and specifications
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Additional sets with original order, each..... **1.50**



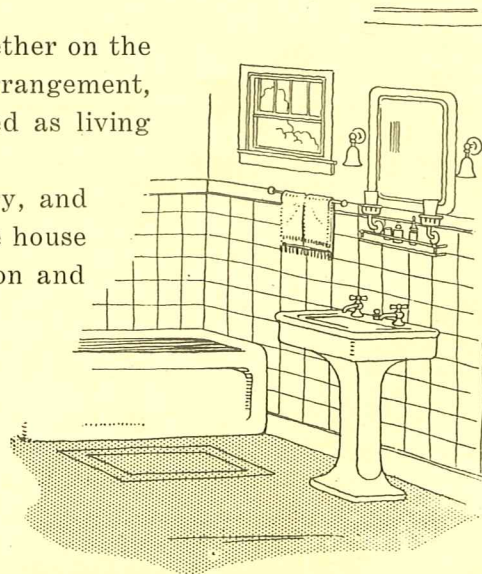
Design No. 581

ECONOMY or the simple taste of the builder frequently demands that a proposed house be constructed on straight lines, without hips and valleys in the roof or offsets in the wall. Frequently the builder is capable of doing his own work, if the designs be not too complicated. In such circumstances the desirability of this plan is apparent.

This house is neat and attractive in outside appearance, compact and well arranged inside and of such simple straight line construction that cost may be held very low.

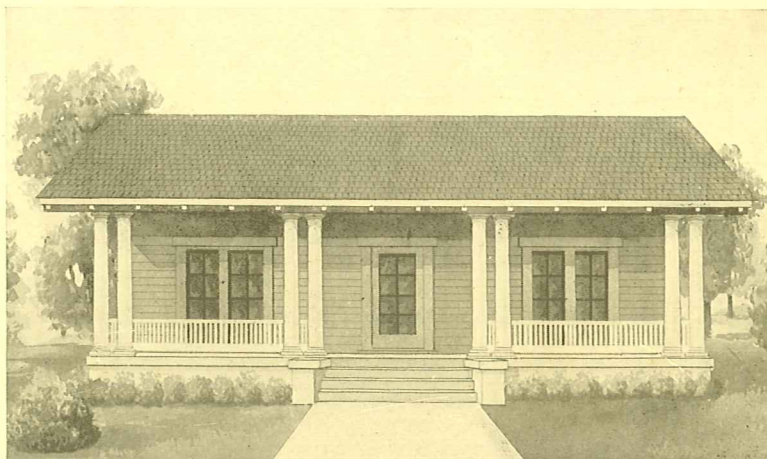
Placing the dining room and kitchen together on the left hand side of the house is a fortunate arrangement, as it leaves all of the right side to be used as living quarters.

The bedroom is especially large and airy, and should be delightful in summer. The whole house is provided with an abundance of ventilation and light, and construction can be carried out most economically.



Complete blue prints, details and specifications of the Southern Home, per set, **\$6.00**

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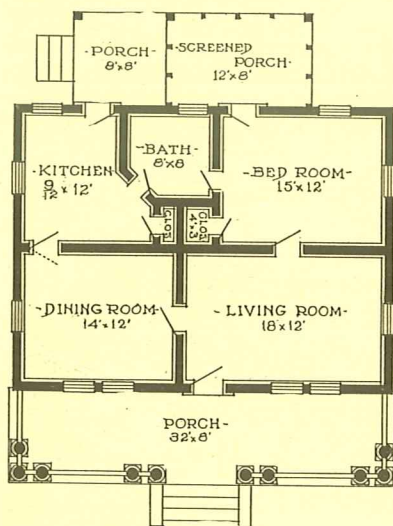


Design No. 706

ECONOMY of cost is here combined with practically all the basic principles of correct "home" designing.

Consider them all and check them against the plan. Open hospitality, exemplified in wide front porch and big French windows; a big, light, airy and comfortable living room; conveniently located kitchen; comfortable size bedroom; closets wherever needed; accessibility of all parts of the house from all other parts; and correct lighting and ventilation.

Construction is designed along straight lines which reduces cost to the minimum. The plans are well detailed and the specifications are concise so that with them work on the building can go forward swiftly and economically.



Complete blue prints, details and specifications
for this Southern Home, per set. **\$6.00**

Additional sets, with original order, each. **1.50**

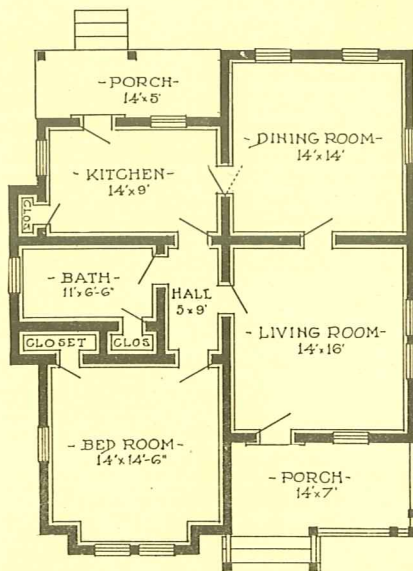


Design No. 480

FOR an economical home it would be difficult to obtain a more distinctive or harmonious design than the one pictured above. Evidently the interior of the house caught the spirit of the outside lines, for it too is designed in an out-of-the-ordinary way.

Either Plan A or Plan B will build you a roomy, livable home with many charming features. In each plan accessibility has been successfully attained. The hallway in each plan is a good feature as it allows occupants to pass from living room to kitchen or either of the bedrooms without intruding on anyone's privacy.

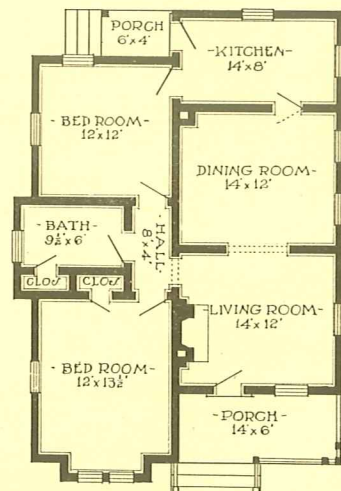
This is an exceptionally airy and well lighted home; contains generous closet space; carries specifications for substantial construction and should prove economical to build in any part of the country.



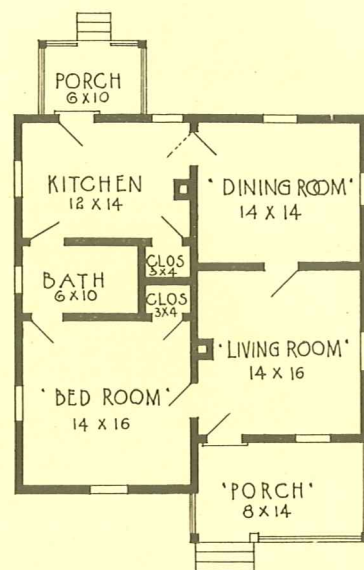
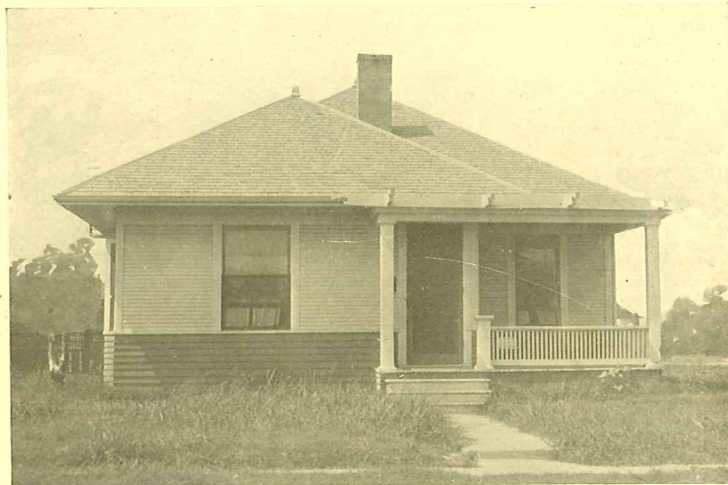
PLAN A

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details and specifica-
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Additional sets, with
original order, each,
\$1.50



PLAN B



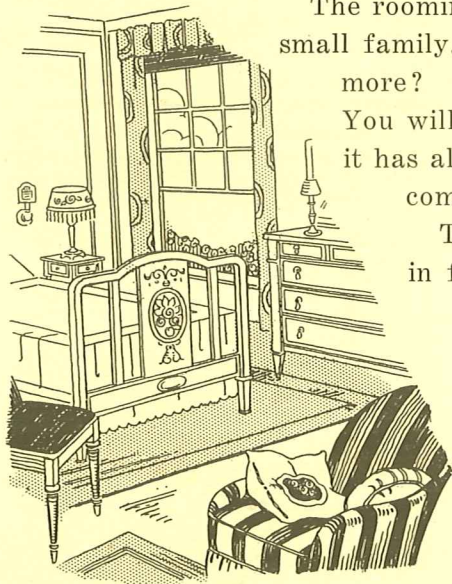
Design No. 526

THIS is another design dealing with neat, simple exterior, with little adornment. In this section of the book simplicity and consequent economy receive almost paramount consideration, though we do not sacrifice interior convenience to secure it.

The economy of construction of this design is readily apparent to anyone with even a meager knowledge of building costs. The popularity of houses of similar appearance is obvious by the many you will find in every locality.

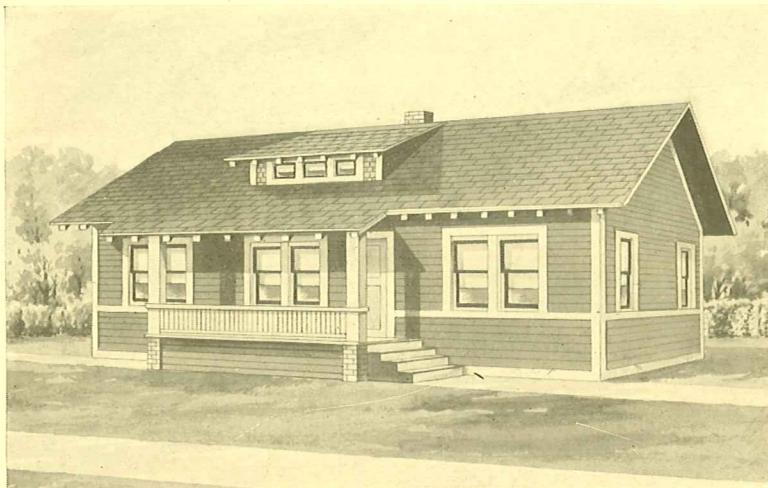
The roominess of the interior is certain to appeal to the small family. If you need only four rooms, why pay for more? And why not have those four large enough? You will endorse the arrangement of this interior, for it has all the space you need and all the freedom and comfort you could desire, with no superfluities.

The simplicity of this home will be appreciated in figuring the construction cost.



Complete blue prints, details and specifications for this Southern Home, per set. . . **\$5.00**

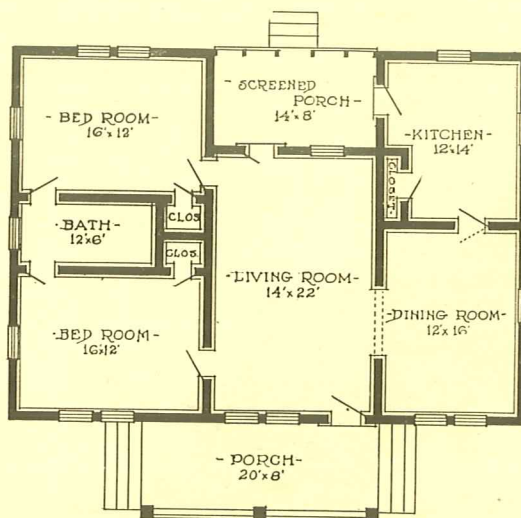
Additional sets, with original order, each. . . **5.00**



Design No. 348

SPACIOUSNESS is the keynote of this distinctive five-room house. There is a sense of freedom, an unrestrained atmosphere, that is delightful. At the same time the interior arrangement is compact and cozy, an effect produced in a measure by long wall spaces and comparatively narrow width of rooms in proportion to their length.

Entering, we find a glorious living room—twenty-two feet deep—extending practically the full length of the house, as only a screened porch is beyond it. On one side are the bed rooms, with connecting bath and individual clothes closets; on the other side is a superb dining room, with a kitchen almost as large, adjoining. Passageways from both porches and from every room, except bath and kitchen, lead directly to the living room.



Complete blue prints, details and specifications for this Southern Home, per set **\$6.00**

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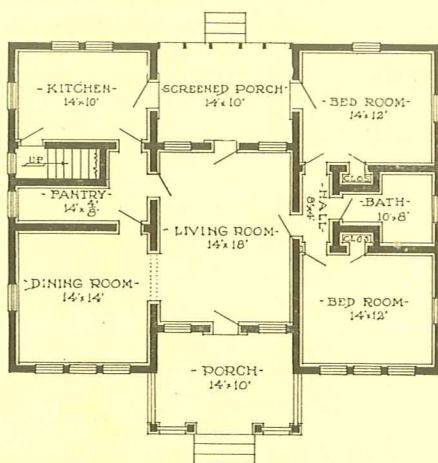
Design No. 337

TO be appreciated this design must be studied for a moment. There is hardly a feature of basic importance which it does not combine. Its outside appearance is neat and attractive; its arrangement within is convenient, compact, yet spacious; and the lighting and ventilation is perfect.

The big comfortable living room is approached through a recessed front porch which makes protection in cold weather easy, yet it may be opened in milder weather, front and back, so that it becomes practically an open hallway.

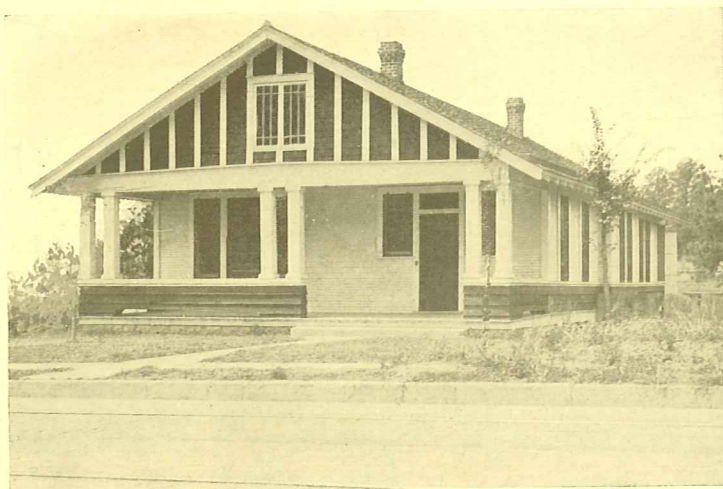
The dining room joining the living room through large French doors or cased opening, looks toward the front yard instead of to the side or back, yet it is removed from the kitchen only by the usual small passageway. A pantry is provided which may be used as a breakfast nook, and a small storage may be provided under the stairway.

Accessibility is also a feature, in this design. The hall connects bedrooms with the living room, and the pantry hall has an opening into the living room which places the kitchen a short step from it. There is a large attic, with handsome dormer window, for a store room; or it can be divided into sleeping rooms. Although commodious in design and very attractive in style, this home is not an expensive one to build.



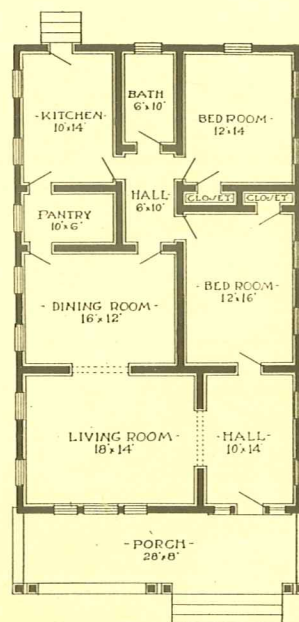
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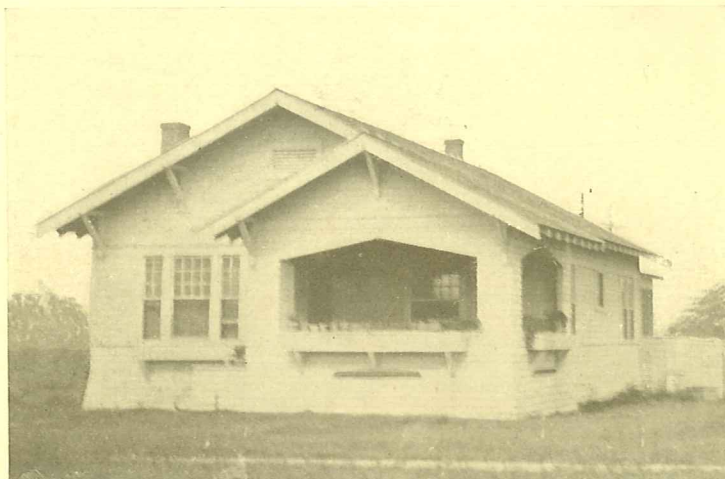
Design No. 491

ALTHOUGH designed to afford a maximum of space and comfortable freedom, this substantial, attractive five-room cottage measures only twenty-eight feet wide and fifty-four feet deep, including the large and inviting porch. Notice how well the interior space has been utilized. An entrance hall is your first view of the interior. Adjoining is the large living room, with French doors opening into the dining room. A good-sized pantry is given, opening into both dining room and kitchen. Observe that the bath can be reached by the hall from either bedroom. Every room has at least two windows—the living room, five. Shouldn't this home prove a real hot-weather blessing? It will prove a substantial investment, besides, for a home of this character does not lose in value.



Complete blue prints, details and specifications for this
Southern Home, per set..... **\$8.00**

Additional sets, with original order, each..... **2.00**



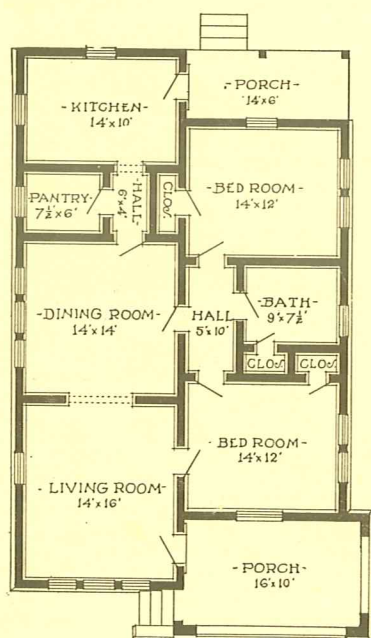
Design No. 548

HERE is a house of the kind that the owner is proud to call "home." Though not designed specifically for a corner lot, it is particularly well adapted to fit a location in which the living room and dining room side of the house may look toward the front yard and street, or a location which has large grounds such as all rural building sites have. The location of the entrance to the cozy front porch provides for an approach from either the front or side.

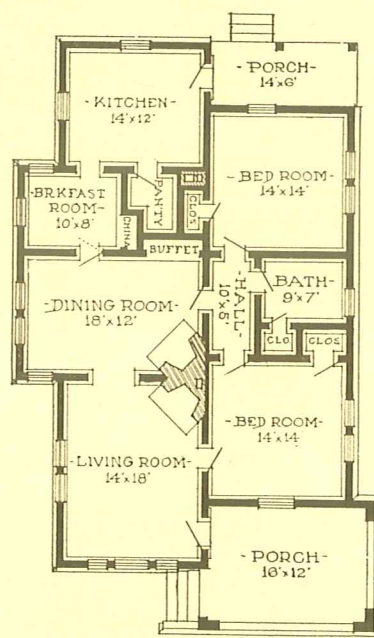
The spacious living and dining rooms, joined by a wide opening, provide ample freedom and comfort for a large family or for the entertainment of guests. The large pantry is designed and placed so as to be used for a breakfast nook if desired. A large closet is provided in the kitchen for storage.

The bedrooms have perfect privacy and at the same time easy approach. Any part of the house is accessible from any other part without the necessity of intrusion on any part which may be private. Large closets in all rooms, bath room included, add much convenience.

Either Plan A or Plan B will build you a home that will warrant the earnest pride you are sure to have in it. As with all Southern Homes, construction cost will be moderate.



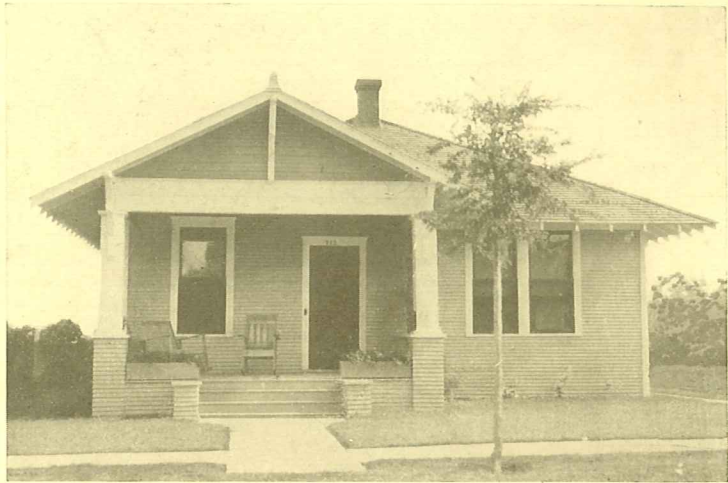
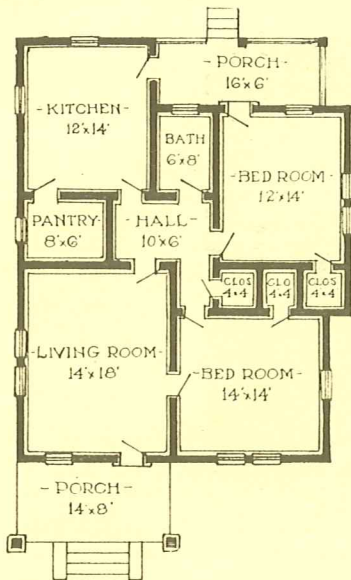
PLAN A



PLAN B

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,
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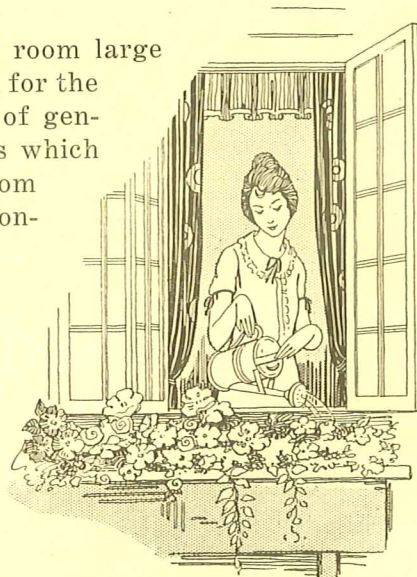
Additional sets with original order, each,
\$2.00



Design No. 605

THIS trimly built little house presents a home-like appearance that is much to be desired. It seems to extend an invitation to the owners' friends to come and sit on the front porch and "be sociable." It is a design which can be constructed quite economically and is, we think, a good illustration of our contention that the attractiveness and apparent happiness of a home is not necessarily expensive grandeur. There are more expensive and more elaborate designs further on in this book.

This design you will note embodies a living room large enough for the comfort of the entire family, and for the entertainment of friends, as well as bedrooms of generous size, plenty of closets, and passage ways which make all parts of the house easily accessible from all other parts. It is really an attractive, convenient, and economical house.



Complete blue prints, details and specifications for this Southern Home, per set... **\$6.00**

Additional sets, with original order, each... **1.50**

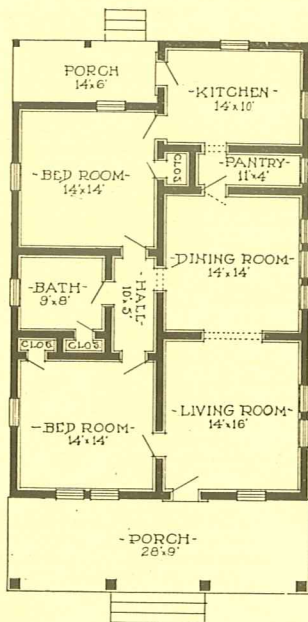


Design No. 616

NESTLED among friendly pines, its white columns and white dormer windows relieving the dark motif of the background, this Southern bungalow makes a picturesque and charming setting.

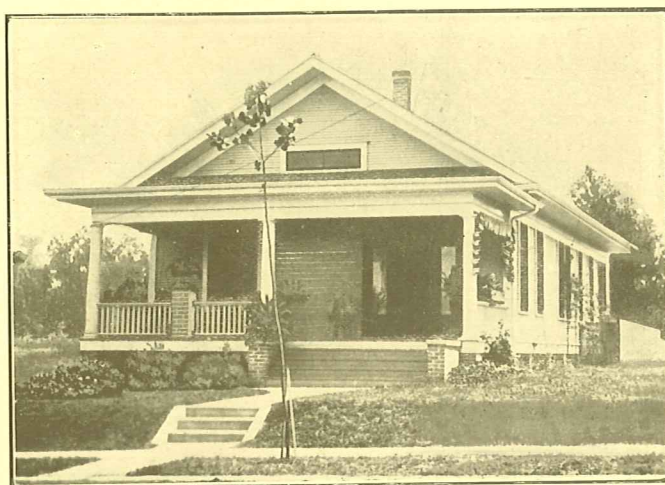
A great deal has been achieved in designing this home, without necessitating the expenditure of a great deal of money. Should you choose this as your home—and if you appreciate individuality with spaciousness and comfort you will make no mistake in choosing it—you will be surprised by the comparatively small cost of construction. This is no theory for this home has already been built in many sections of the country—with uniform economy everywhere.

Special attention is called to the commodious bath room, and to the number of windows in the plan—two important requisites to healthful, comfortable living.



Complete blue prints, details and specifications for this
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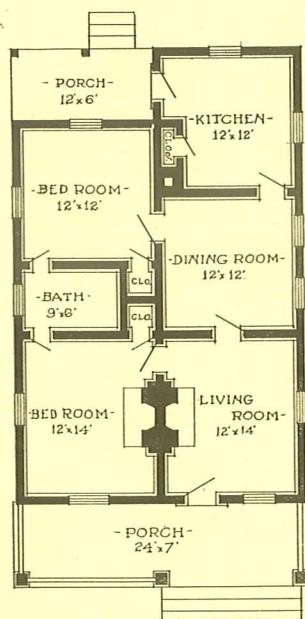
Design No. 559

ONLY two flues are necessary to heat this entire house. It is expected that the builder will use big comfortable fireplaces or grates in the living room and front bedroom, and he will be rewarded in doing so by an atmosphere of royal good cheer and hospitality.

Aside from the thoroughness with which every detail is worked out, comfort and economy combined in simple construction is the underlying appeal of this plan. A substantial investment and a beautiful, livable home is what it offers.

Plan A will build a somewhat smaller house than Plan B, and of course the

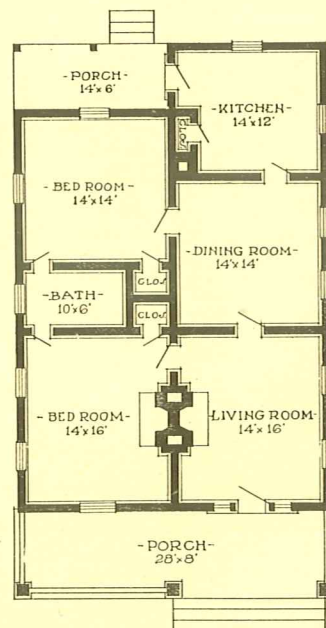
cost will be proportionately less. However, the extra space and freedom of the larger house appeals to many as well worth the small difference in construction cost. Plan A can be built on a 30-foot lot. Plan B should have 40 feet.



PLAN A

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PLAN B



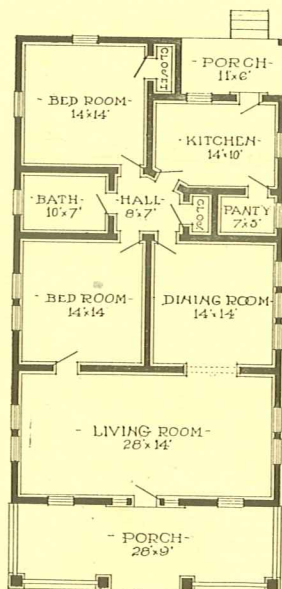
Design No. 693

EARLY environment determines, in a large measure, the future disposition of children. A happy home and delightful surroundings are almost sure to create "sunshiny" dispositions. Why not raise them in cheerful homes, with cheerful surroundings?

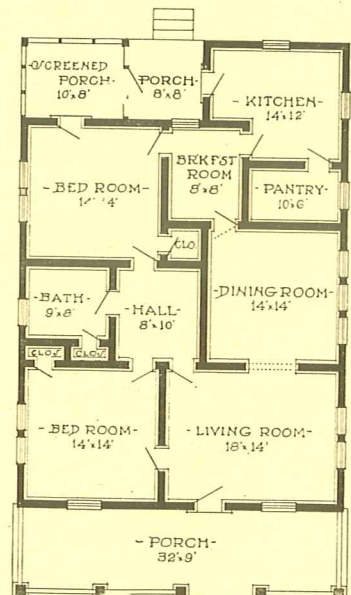
Homes, to be cheerful, must have a certain number of conveniences and comforts to prevent the vexatious happenings which constantly arise. It is by providing conveniences for the housewife and comfort for all after the day's work is done that we would endeavor to reduce such happenings to a minimum. A short study of the floor plans of the design here shown will illustrate our point.

Let's study Plan A first. Here the whole front of the house is given over to a great living room. Following, and of equal size, is an airy, cheery dining room and a splendid bedroom. In succession follow a convenient bath, a hall that makes all rooms easily accessible, pantry and closet, another bedroom with large closet and finally the kitchen and back porch.

Now for Plan B. If you want a front bedroom for guests, say, and a back room with sleeping porch for yourselves, a breakfast room for cozy family morning assembly, good-sized hall and plenty of closets—you will find all your wishes fulfilled in this plan. Either will make you a splendid home and an unrivaled value for the money.



PLAN A

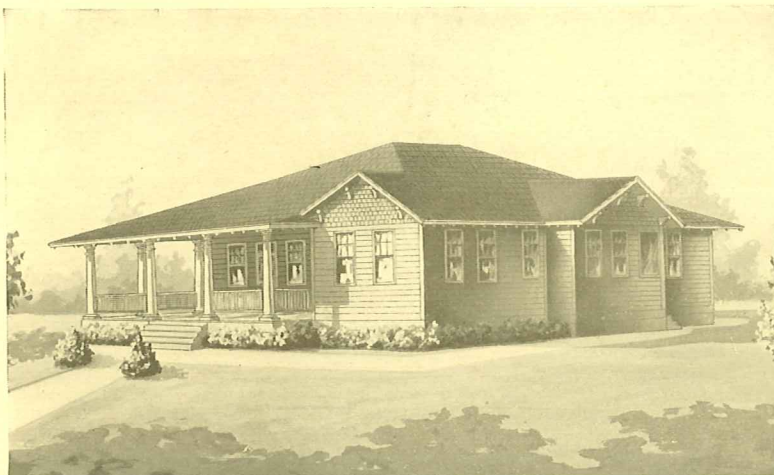


PLAN B

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,
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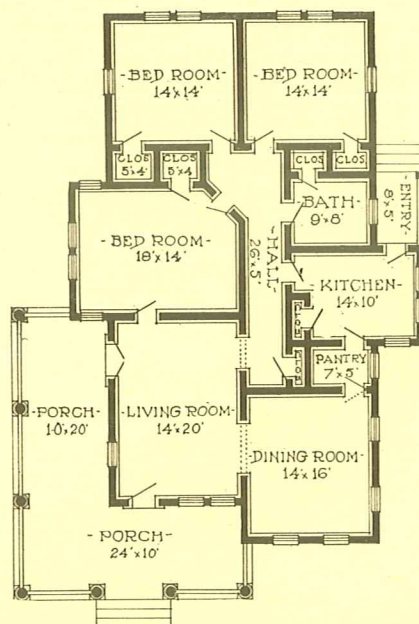
Southern Homes



Design No. 660

THIS is really a beautiful cottage, though the lack of shading in a one-color illustration prevents the possibility of presenting it properly in print. Its quaint oddity is very attractive. It is designed primarily for the South, where large porches have their greatest need. Double French doors provide access to the porch from the big living room.

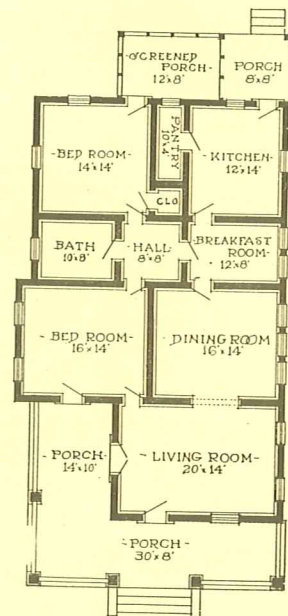
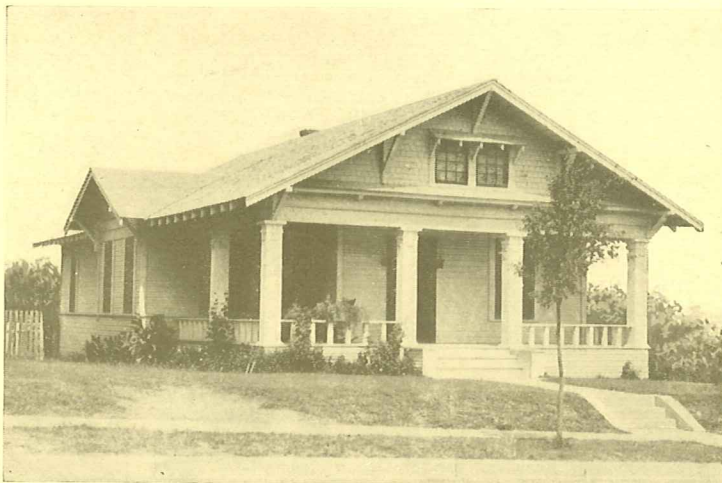
The whole interior arrangement radiates warmth and goodfellowship. The dining room, joining the comfortable living room through large casd opening, looks toward the front yard instead of toward the back or side. The kitchen is placed practically in the center of one side of the house. The advantage of this becomes more and more obvious as you study it. Bedrooms have absolute privacy, yet at the same time perfect accessibility. There is an abundance of closets everywhere.



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Southern Homes



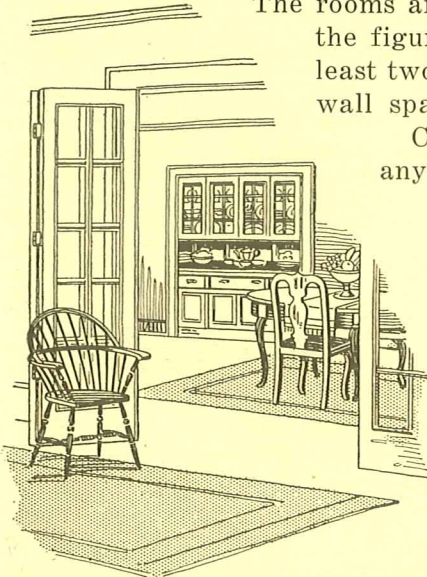
Design No. 717

IF the exterior of this substantial, perfectly designed house appeals to you, the interior will hold and increase your interest, for there is nothing lacking, nothing to be added or changed. The room scheme is correct; the appointments are perfect.

The extensive porch, running the full width of the front and fourteen feet on the side, is a promise of delightful comfort in warm weather. Casement doors open on the side porch from the living room, admitting a flood of cheerful light, and you will notice that there is a porch door to the bedroom, also.

The rooms are really larger than the scale indicates. Study the figures to learn their true size. Every room has at least two windows and doors, yet there is no shortage of wall space for arrangement of furniture.

Compact, artistic and adaptable for construction anywhere, this plan is one of the most popular of Southern styles and, for its size, one of the most economical houses you could build.



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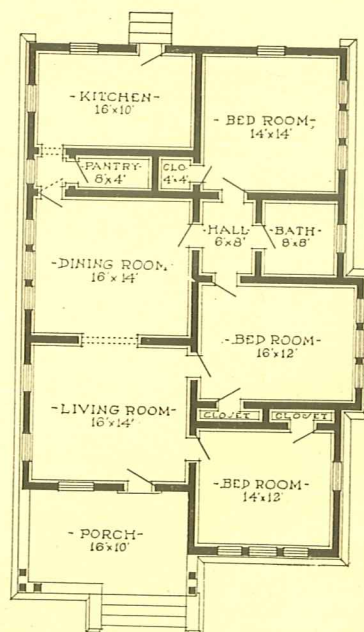


Design No. 649

THIS is an exceedingly well designed plan. The whole scheme is as cheery and comfortable as could be desired—this applies to the exterior as well as the interior, where compactness and accessibility are emphasized.

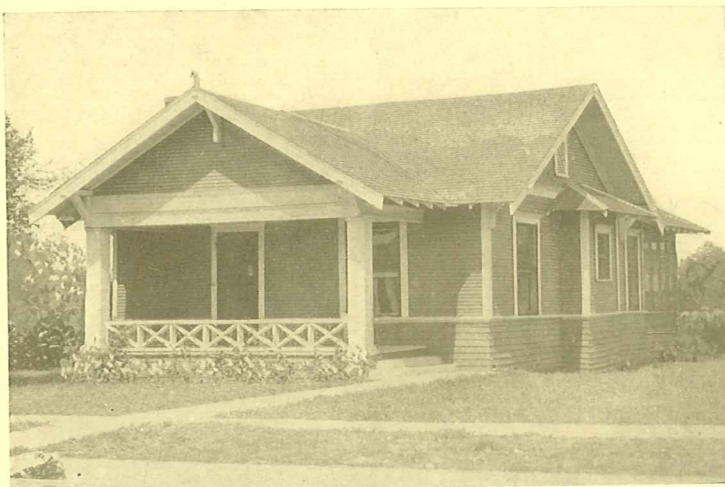
Notice the size of the rooms—the number of lights in each. Save kitchen, every room has three or more windows. No lack of fresh air or sunshine here.

This plan is suitable for construction in any part of the country. It is a type of house that lends itself with equal charm to the city lot or suburban site. A wise and pleasing investment, it is certain to make for you.



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for this Southern Home, per set..... **\$10.00**

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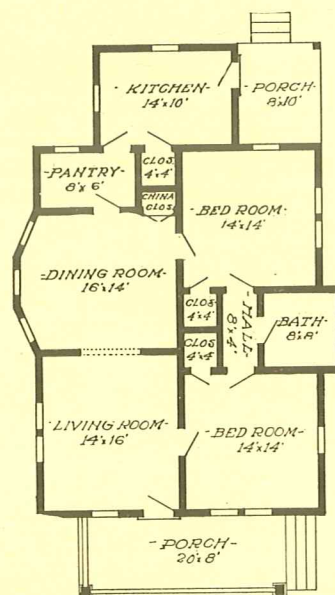
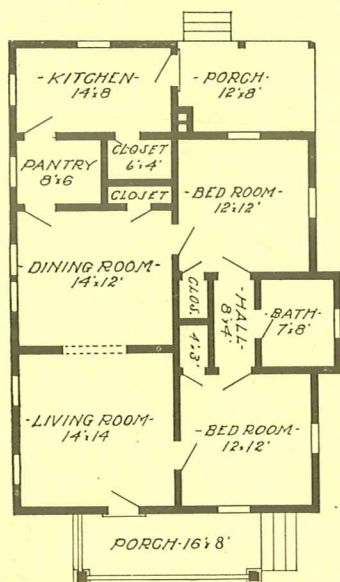
Design No. 537

IN the consideration of advisability of owning your own home there are two phases of the problem that come up for consideration—the sentimental and financial. The sentimental we need hardly discuss for every renter realizes that a real home is seldom, if ever, made in a rented house. A feeling of temporary sojournment exists which prevents the renter from adding touches of refinement and comfort, necessary to home making, when he expects that shortly he may move away and leave them.

From the financial viewpoint, there are no other safe investments which sur-

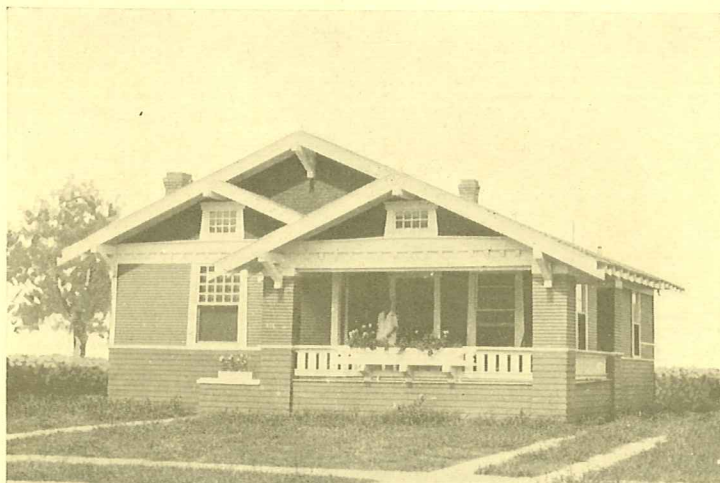
pass real estate investments in steady, persistent and high per cent earnings; if such investments be made in growing cities or towns or developing communities. It does not

(Continued on Page 43)



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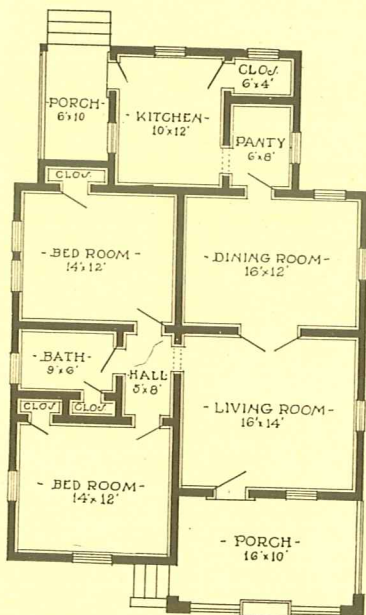


Design No. 515

(Continued from Page 42)

matter whether the earnings be in the rent which you collect from a tenant or is the rent which you save for yourself by providing your own home and not paying rental to someone else—the earning is equally real and tangible in both instances. And incidentally this represents only half the earning. The other half is in the constantly increasing value of your property.

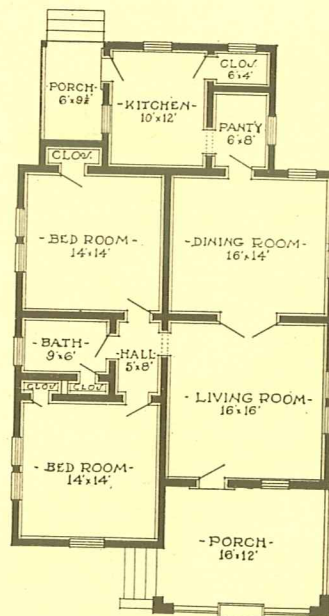
Homes such as are shown here pay dividends in actual cash, in comfort, in satisfactory and healthful surroundings, and in the formation of character in the children.



PLAN A

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,
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\$2.00



PLAN B

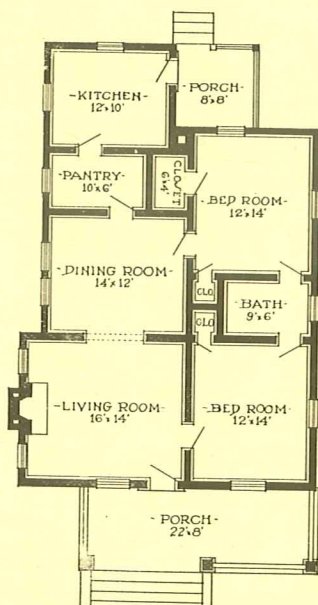


Design No. 772

WHETHER chosen with the view of occupying, renting or selling, this plan will make you a particularly happy choice. It is hard to imagine a "For Sale" or "For Rent" sign staying long on this beautiful cottage. In fact, it is hard to imagine anyone being able to put such a sign on it at all, so appealing is its invitation to make it your own home.

Study the individuality of the exterior's modern bungalow lines. See how well every foot of interior space has been utilized—the many comforts provided.

Both plans are splendidly worked out—with enough distinction between them to really offer a choice of two homes, set in the same beautiful frame.



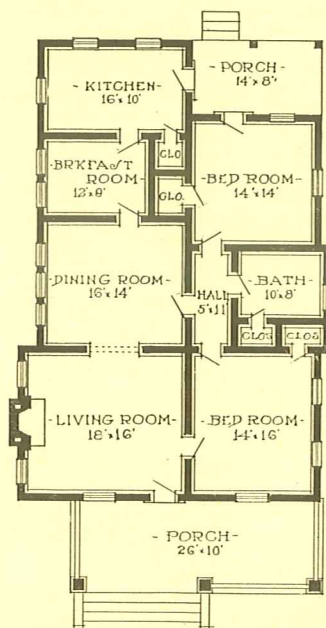
PLAN A

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set,

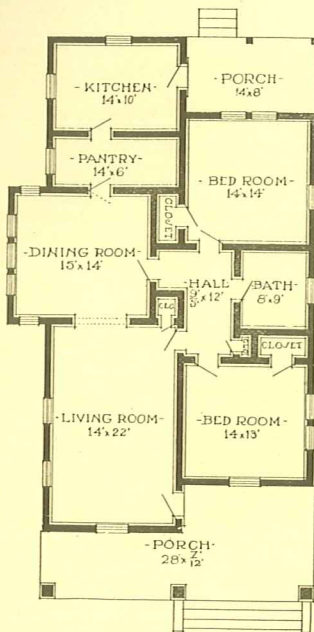
\$10.00

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\$2.50



PLAN B



Design No. 638

WE present this as an example of stately beauty, constructed on such simple lines that the cost of construction is held low. It is a model of comfort, from its wide, inviting front porch to the great big attic.

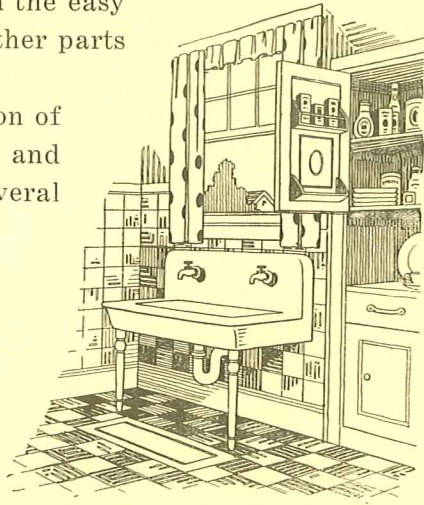
Economy is always a big factor in planning a small home. In fact, it is a good business to get all the value possible for the money you spend—and more value may be had in simple construction for a given investment than may be had in frills and ornamentation.

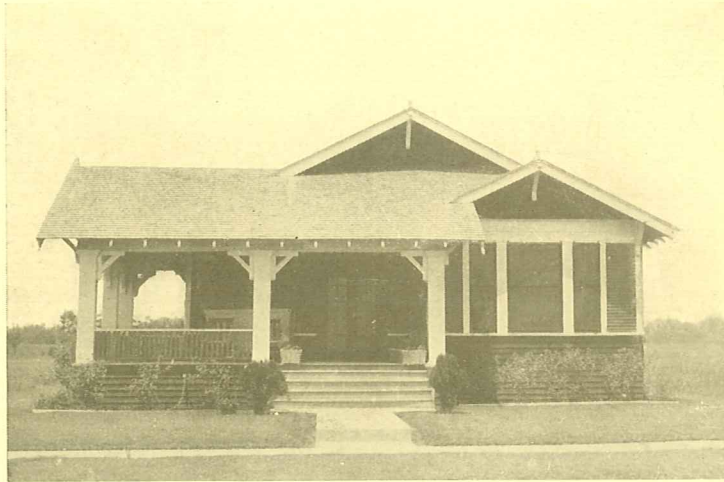
The interior arrangement of this plan is particularly good. The spaciousness of the living room, the location and approach of the dining room, the size and number of closets, and the easy accessibility of all parts of the house from all other parts are features worthy of notation.

No provision is made in this plan for utilization of the attic except as storage space, but its size and height is such that it may be divided into several rooms of comfortable size.

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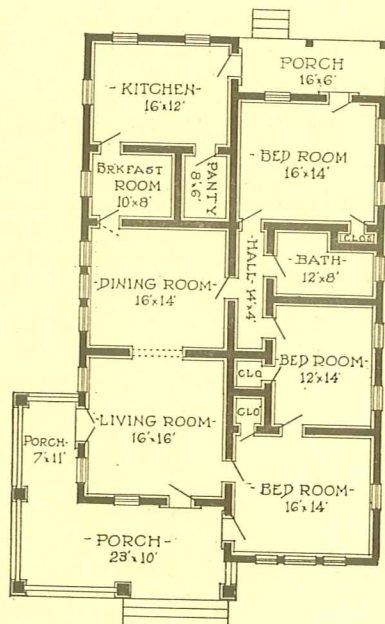




Design No. 761

THIS design is one which seems always to awaken interest in our clients. They of course do not all ultimately select it, but the fact that it never fails to arouse and hold the interest confirms our opinion that it is an exceptionally good plan.

We submit it to you without detailed comment.

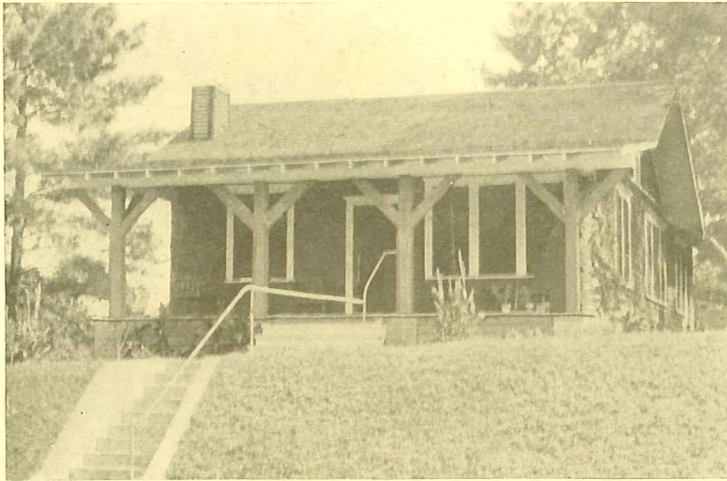


Complete blue prints, details and specifications for this Southern Home, per set,

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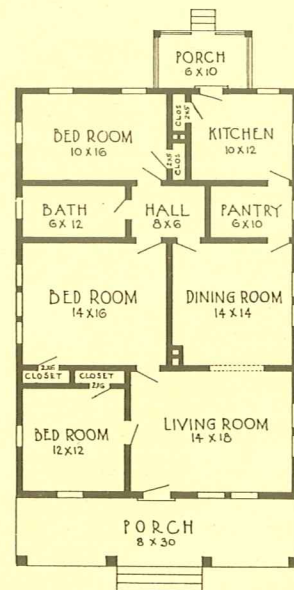
\$2.50



Design No. 794

WE do not urge our readers to build pretentious homes. What we do wish to urge is that each reader who does not now own a home build one, of whatever class and character he can afford—for the good and happiness of his family and for his financial saving and profit—and in so doing, that he study carefully to get the most that his money will buy in spaciousness, comfort, convenience, and appearance.

This book contains designs of many classes and varieties of residences, one or more of which will in all probability come within your taste and requirements. We can probably give you some cost-saving advice on any of them, and will be glad to do so. However, questions involving local labor costs, or the cost of excavating some particular piece of ground, the nature of which we do not know, we of course cannot answer. Such information can be secured only from local builders or contractors.



Complete blue prints, details and specifications for this
Southern Home, per set..... **\$8.00**

Additional sets with original order, each..... **2.00**



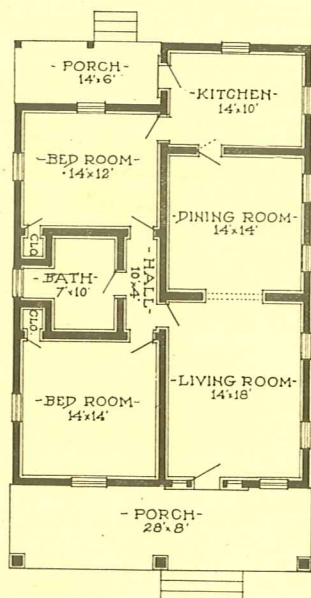
Design No. 818

HERE is a sound, stable plan that you can choose with absolute confidence of satisfaction. With sufficient variations to give individual character, this plan has been used by builders for years and is as popular now as ever.

One reason is the substantial exterior. Its style reflects and holds permanent value. We know of houses built on this order years ago that have been sold at prices much higher than newer houses of so-called "novelty" construction brought.

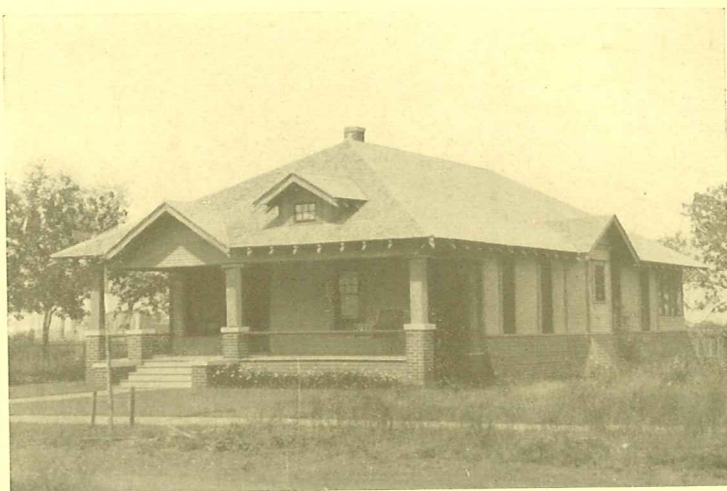
You can never tell what condition may develop that will lead you to sell. It's the part of good wisdom to select a dependable, salable type of home when you build.

Just a word as to this home's interior. Notice the room space. Some plans are described as "roomy" when they really are not. The dimensions of the rooms in the floor plan speak for themselves!



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Southern Home, per set..... **\$7.50**

Additional sets, with original order, each..... **1.75**

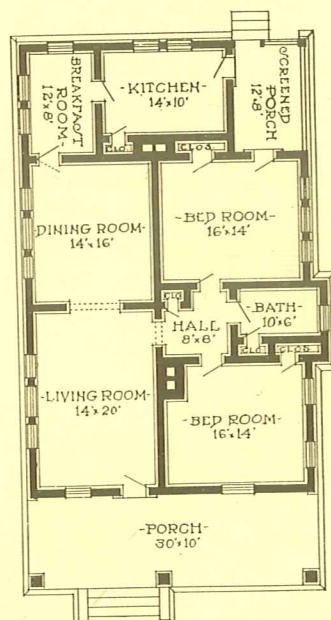


Design No. 783

IN this plan all floor space is utilized to excellent advantage. There is not a square foot of space in any room which you would care to place elsewhere. Check over the plan carefully and see.

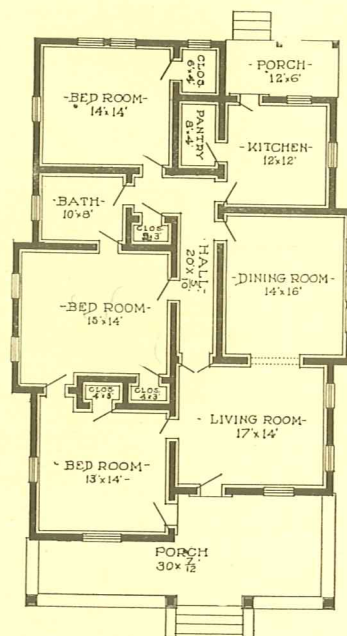
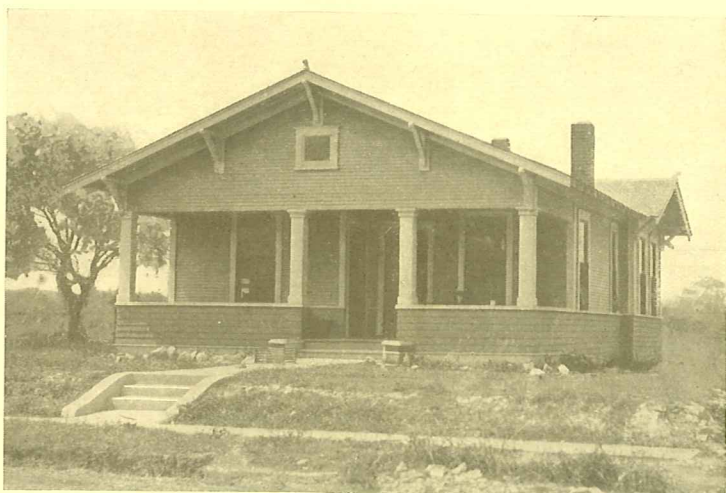
In the roof plan, a certain attractive novelty of design is arranged which costs very little more to construct than a plain "hip" roof, making unnecessary the cutting of intricate roof designs, which is frequently quite expensive.

The floor plan is a very successful arrangement. The unusual length of the living and dining rooms, with cased opening between, is a feature certain to catch your eye. The ideal size of the breakfast room; two large, airy bedrooms, hall and bath; convenient, compact kitchen, further enhance the interest and appeal of this plan.



Complete blue prints, details and specifications for this
Southern Home, per set..... **\$8.00**

Additional sets, with original order, each..... **2.00**



Design No. 750

THIS plan is certain to commend itself to you if you appreciate dignity with hospitality in the lines of a home, with a roomy, perfectly arranged interior.

Three bedrooms are located on the left side, each with generous closet space. The living room is an ideal size, and this also holds true of the dining room. Observe the location of the doorway in this room. By placing it in the corner the architect has thoughtfully furnished two long wall stretches that will be appreciated when the time comes to arrange furniture. Every room opens into the long central hallway, saving many steps and rendering each chamber private.



Everything is here that makes for satisfaction, at a cost that will give added satisfaction by its reasonableness.

Complete blue prints, details and specifications for
this Southern Home, per set. **\$10.00**

Additional sets, with original order, each. **2.50**

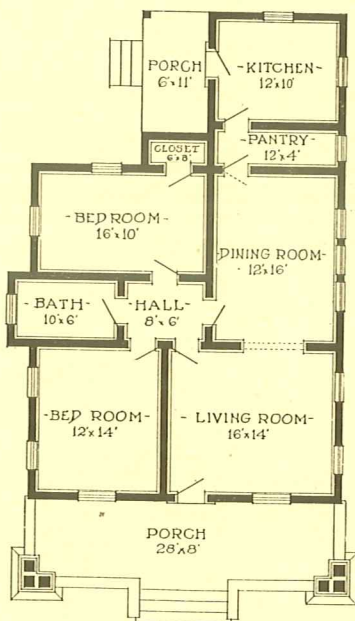


Design No. 851

THERE are many individual points in the design of this bungalow that contribute to its imposing appearance. The high, well-pitched roof with a perfectly balanced dormer, is one. The graceful arch of the porch, with triple pillars on pyramidal bases, is another. The craftsman door, with windows reaching to the floor on either side, is a third.

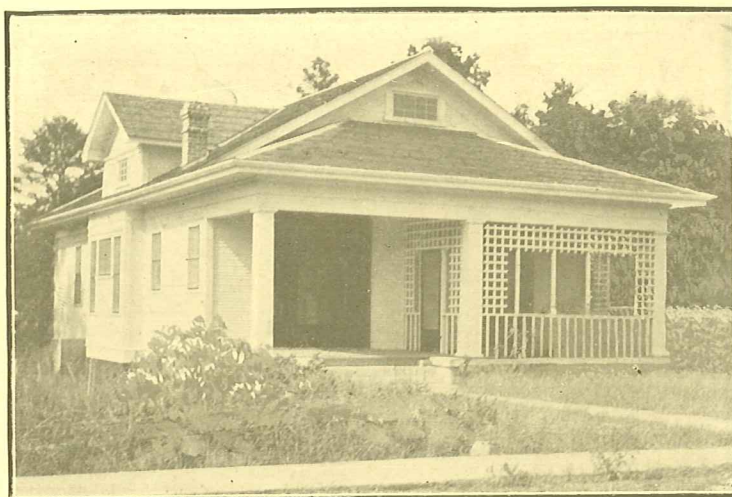
The interior arrangement is ideal. Rooms are large and airy. There is contrast between them—proportions vary—an idea you will appreciate if you have studied many of the so-called “modern” homes where rooms are of one monotonous size and shape.

There is a measure of harmonious, finely wrought beauty within and without this home that you are accustomed to finding only in much more expensive structures. There are probably few plans that offer better dollar-for-dollar construction value.



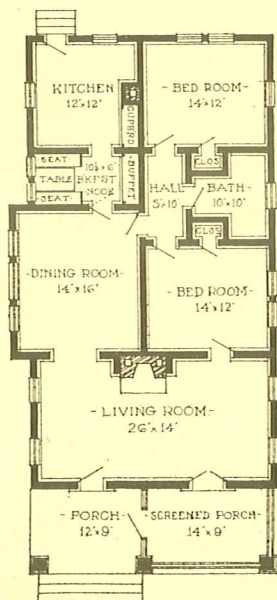
Complete blue prints, details and specifications for
this Southern Home, per set..... **\$8.00**

Additional sets, with original order, each..... **2.00**



Design No. 862

YOU will note throughout this book that we feature large living rooms. This is a feature which the south demands and this purports to be a book of typical southern designs. It is not intended, however, that the circulation of the book shall be limited to the southern states, for we find that the general plan of arrangement and ventilation which has always been typically southern is being accepted rapidly through all parts of the country. "Plenty of room" is the primary feature and "plenty of ventilation" comes next in consideration.



The arrangement of Design No. 862 is a truly southern type. The large living room and the screened porch, which constitutes an out-of-door sitting room, are typical.

Complete blue prints, details and specifications for this
Southern Home, per set..... **\$8.00**

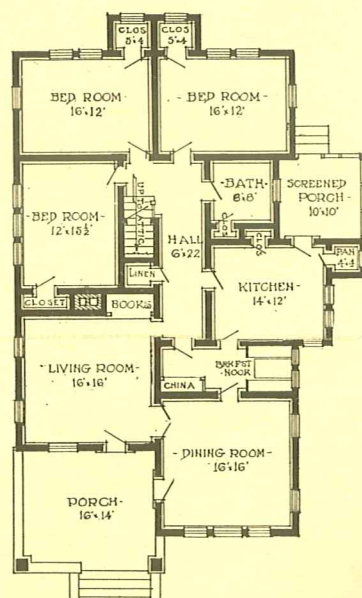
Additional sets, with original order, each..... **2.00**



Design No. 941

THERE are so many things of interest about this design to point out, we hardly know where to start. The porch being first in the floor plan, let's start there. Notice its size—16'x14'—and the splendid protection that it gives the living and dining rooms. These rooms are floored with clear oak, and are connected in delightful open fashion by French doors. A china closet will be found as you pass out of the dining room, as well as a charming breakfast nook. In the living room you will see a large built-in book case. Entering the hall we find that three large, airy bedrooms, bath and kitchen open off from it. Each of these rooms has its individual closet or pantry, and a special closet for linens is found in the hall. Anticipating that you will want to finish off the large attic into a den, nursery or sewing room, stairs have been placed in back hall.

There are many features to commend this house to the study and preference of those who want a home complete in every detail—a home in which a really large number of people can live happily and comfortably.



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for this Southern Home, per set..... **\$12.50**

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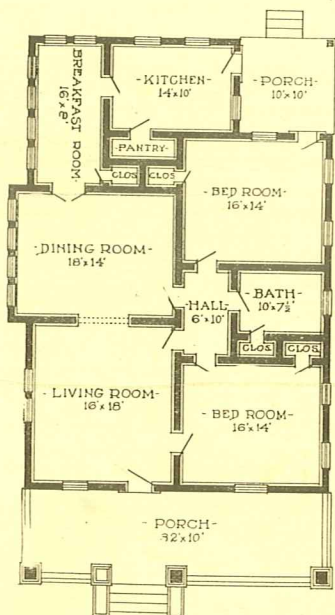


Design No. 930

BEAUTY, comfort, convenience and economy are combined to excellent advantage in this design. Somewhat larger than the average five-room house, the advantage in space shows in the extra size of all the rooms, especially the breakfast room and bath, which are as large as the principal rooms in some plans we have seen.

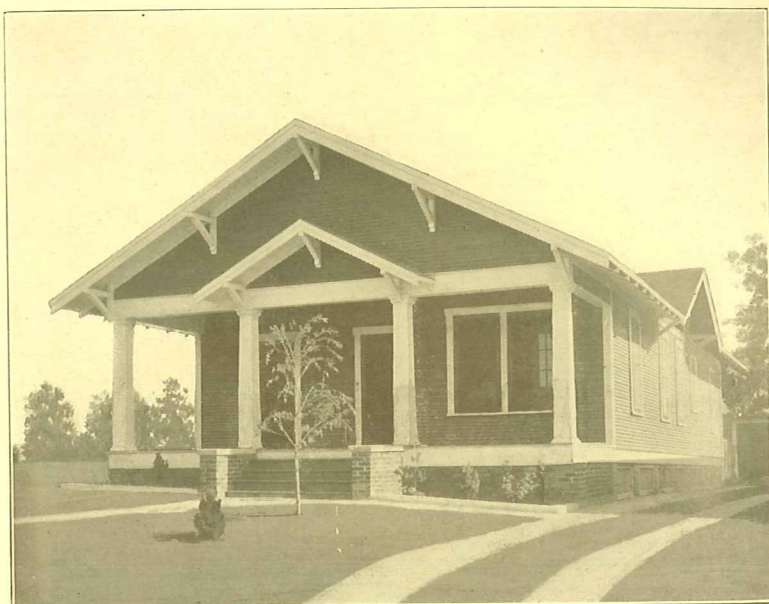
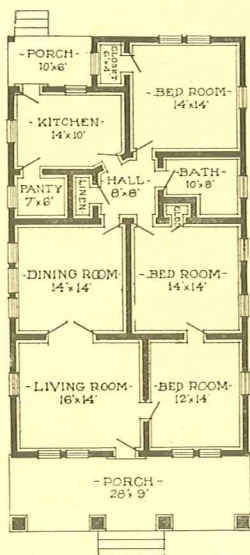
From a hospitable porch we enter an equally hospitable living room, with the dining room, large and cheery, just beyond. The breakfast room, with six windows, should certainly be delightful in the mornings. Retracting our steps, we find a commodious front bedroom, well lighted and ventilated. Follows a hall, with bath opening off, and a second bedroom as large as the first, with porch connecting.

This plan will build you a home to rank with any, in attractiveness, construction and room size, at a price that emphasizes the good value to be found in all Southern Homes.



Complete blue prints, details and specifications for
this Southern Home, per set **\$8.00**

Additional sets, with original order, each **2.00**



Design No. 974

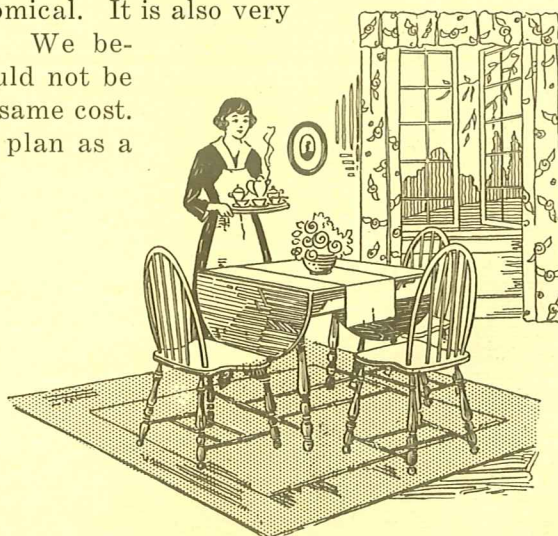
KEEPING down your building cost while embodying character and convenience as features in your home is one important problem. This is attainable in several ways but perhaps the most effective way is by following designing which requires the least amount of cutting and fitting of material into intricate roof designs, bay windows, recessed walls, etc. The more intricate designs require not only more labor, but more material.

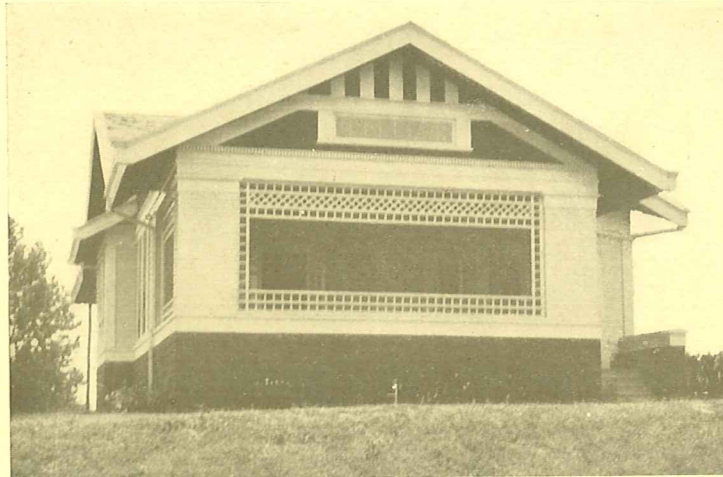
This design is quite popular, perhaps for just the above reason. It is very neat and very economical. It is also very conveniently arranged and spacious. We believe that more, in these features, could not be had in any other arrangement for the same cost.

We unhesitatingly recommend this plan as a sound investment.

Complete blue prints, details and specifications for this Southern Home,
per set,
\$8.00

Additional sets, with original order,
each,
\$2.00

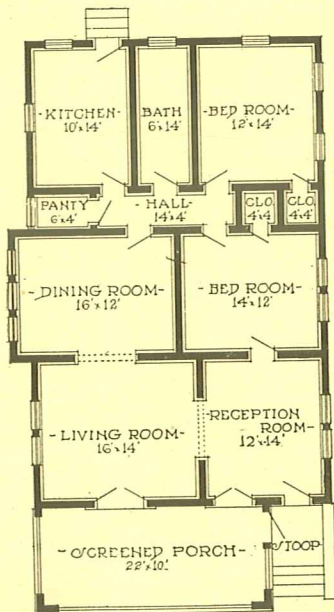




Design No. 919

THE “out-of-door sitting room” is of particular value and comfort when it embodies a certain degree of seclusion and privacy. The prominence of the “sitting-room-porch” in this illustration makes it necessary to study the floor plan to grasp the whole value of this design.

The approach of the front entrance by a stoop makes it unnecessary to intrude on the privacy of the porch. The reception hall adjoining the living room makes it possible to answer summons at the front door without passing through the living room. Inasmuch as the living room is usually the place for the entertainment of callers, it is frequently desirable to have a passageway through which those entering or leaving the house may pass without disturbing the occupants of the living room.



Many tastes must be satisfied in a book of this kind and no one plan will be universally accepted, but we are sure from experience with many persons in search of building ideas, that the fundamental ideas of privacy and comfort embodied here will satisfy the tastes of a great number of our readers.

Complete blue prints, details and specifications for this
Southern Home, per set. \$8.00

Additional sets, with original order, each. 2.00

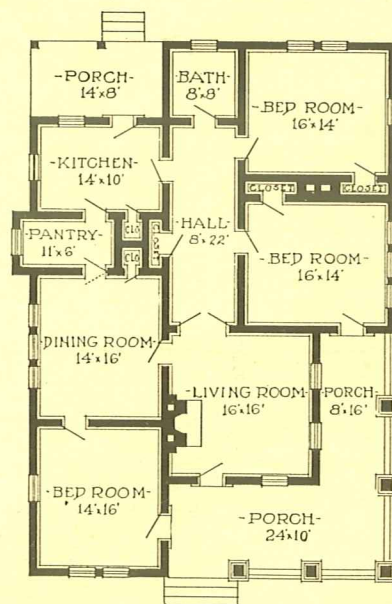


Design No. 873

WE offer this design as one particularly adaptable as a country home. In times past the ruralist has too frequently been content with any structure which was sufficient to protect his family from the elements, but the farm and the farmer has suffered from such an attitude. In later years he has come more and more to a realization of the fact that he is entitled to the comforts of the home if anyone in our whole social scheme of things is. Also he has realized that if the younger generation is to be expected to stay at home they must have comforts which can be found elsewhere.

Comfort and convenience are everywhere apparent on the floor plan. A large living room with fireplace and large comfortable porches provide common gathering places for the household. Personal contact in pleasant surroundings goes far toward cementing the family closer together in mutual regard. This is one of the particulars wherein a "home" differs from a mere house.

Convenience from the housekeeper's viewpoint is also apparent.



Complete blue prints, details and specifications
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Southern Homes



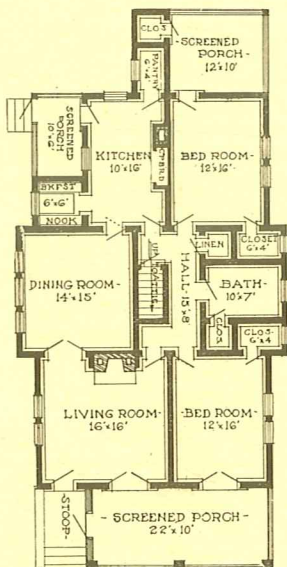
Design No. 963

THE superiority of this plan over the average five-room house comes from its better appearance, better construction and better interior equipment.

The refinement and comfort of an out-of-door sitting room, such as is depicted here, are obvious. The ornamentation serves not only as such, but as a partial obstruction of view of the shaded interior from the outside, without obstructing the view of the outside from within.

The entrance by way of a stoop at one side makes it possible to receive callers at either the outside door or the living room door, or for any of the inmates of the house to enter or leave it by either passage without intruding on the other.

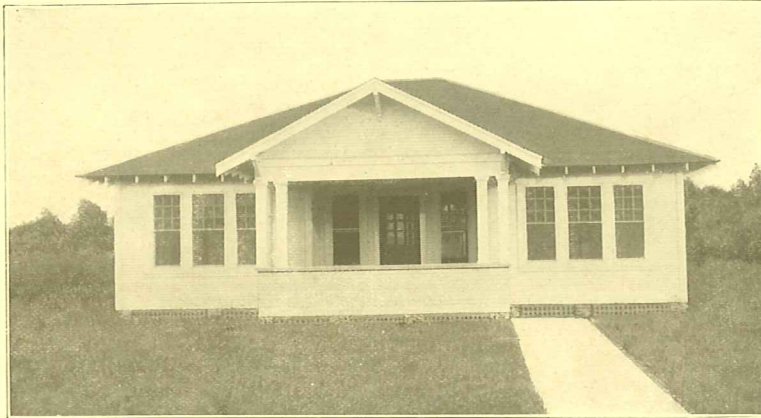
There is a place for everything, from fine linens to mops and brooms. The kitchen has special built-in cabinet, like that illustrated further on in this book. Breakfast nook is cozy and well located. There are two back porches, both screened; one is a service entry; the other will be a delightful sleeping room. Nothing is missing in this splendid home; and it may be built at really economical cost.



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Southern Homes

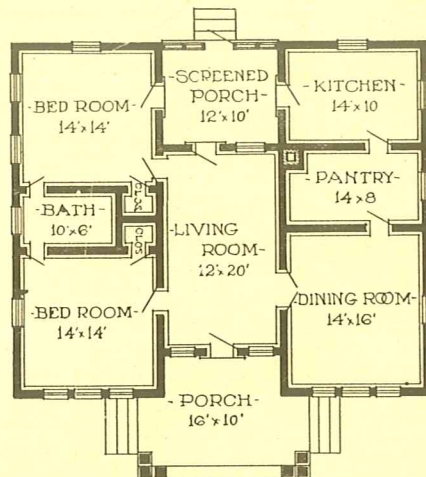


Design No. 985

IN the manner of interior arrangement, especially, this plan closely resembles our Design No. 337 shown elsewhere in this book.

In severe climates the protection of entrance by the recessed front porch will be particularly appreciated; yet this same design is suitable to needs of the warmest climate, for, by means of the openings in front and rear of the living room, practically an open hallway can be created through the center of the house.

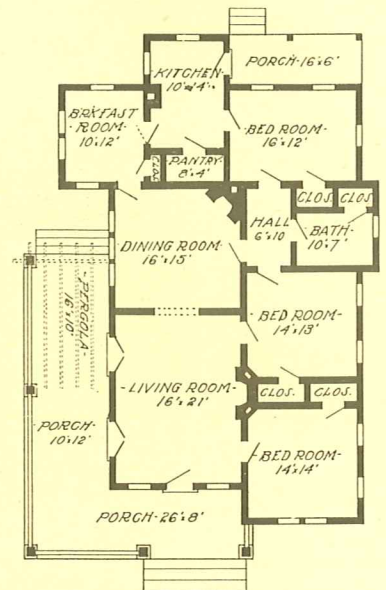
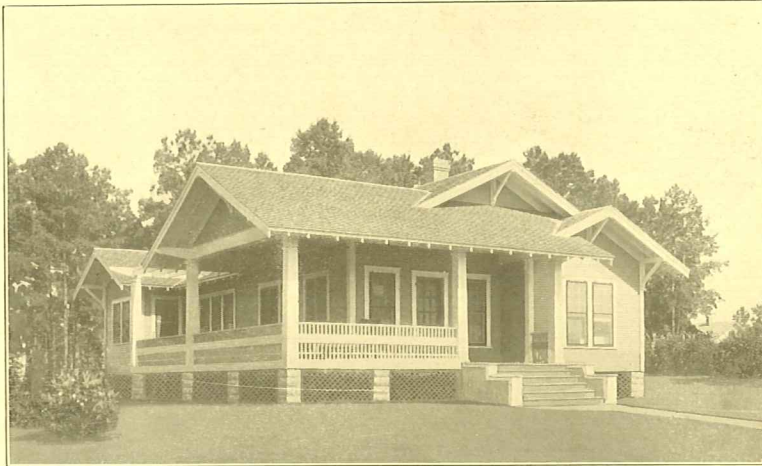
The exterior design of this home is one of settled charm and simplicity. The plain hipped roof, with gabled entrance and twin pillars, flanked on each side by triple windows, secures a great deal of distinction without departing from the idea of economical construction.



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Southern Homes

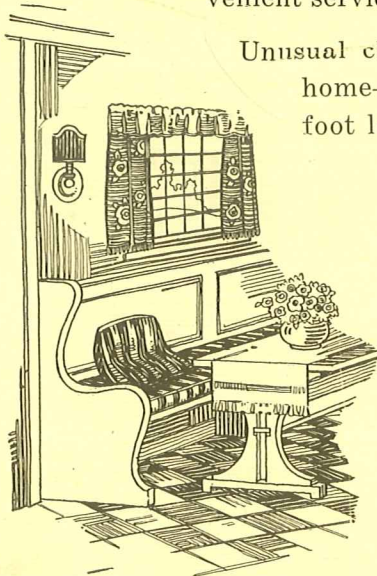


Design No. 952

WE think that the quiet dignity of this home is very attractive. It has few outstanding features, other than a general air of hominess and comfort. It is typically southern in design, having a great lot of porch and large living and dining rooms.

As you enter from the cheerful porch, the entire view of living room and dining room is presented. Two bedrooms are adjacent and you pass through a cozy hall to the third and back bedroom. The kitchen has a large pantry and convenient service entry. Every bedroom has its own clothes closet.

Unusual character is expressed in the exterior lines of this home—perfect taste is apparent everywhere. On a fifty-foot lot it will be a classic of artistic design and beauty.



Complete blue prints, details and specifications
for this Southern Home, per set. **\$12.50**

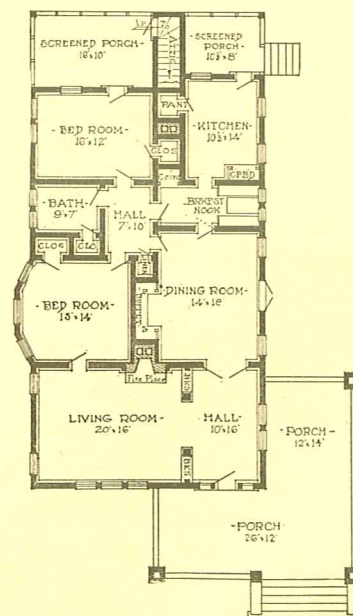
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Design No. 1018

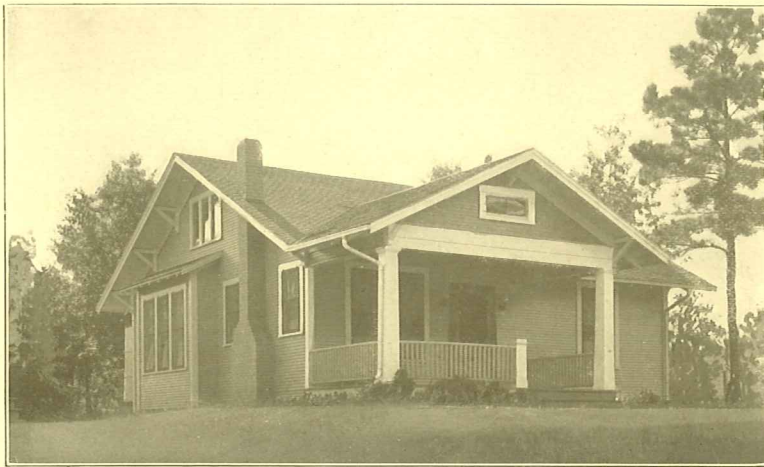
TASTES differ. This fact has been one of the prime factors in the world's advancement. Also it has made necessary different interior arrangements of homes. The arrangement depicted in the entrance hall of Design No. 1018, shown on this page, has a large following, though composed, perhaps, of not quite so many as those who prefer to have the front entrance opening directly into the living room. Privacy in a home is one of the chief factors to be considered, yet most "home" designers are not prone to carry this feature to the common gathering places of the household, such as the living room, dining room, porches, etc. Others feel that, inasmuch as the living room is the usual place for the entertainment of callers, it is preferable to have a passageway which makes it unnecessary for those entering or leaving the house by front entrance to disturb the occupants of the living room.

This design should be very attractive to those of the latter inclination, who are about to build homes. It has just about all the little niceties and conveniences which could well be embodied in a home. Note the bookcase colonade between hall and living room, the big built-in buffet in the dining room, the bedroom closets, linen closet, china closet, cupboard, and pantry, and above all, note the rooms throughout are large enough for comfort. Two flues are so placed as to serve the entire house.



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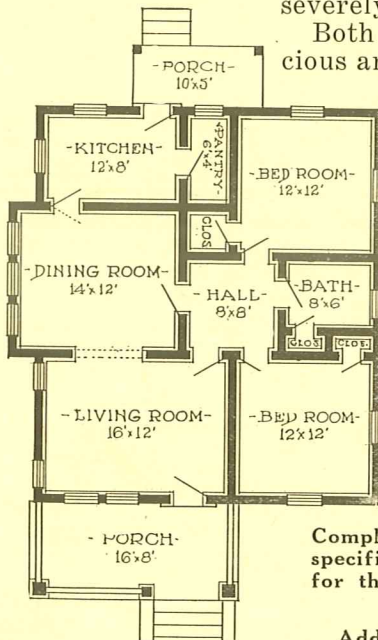
Design No. 682

A PLAN of a house which is complete in all details leaves nothing out, yet puts nothing in, needlessly. Economy of space and economy of expenditure are combined effectively with all the usual comforts of a home and with neat attractive outside appearance.

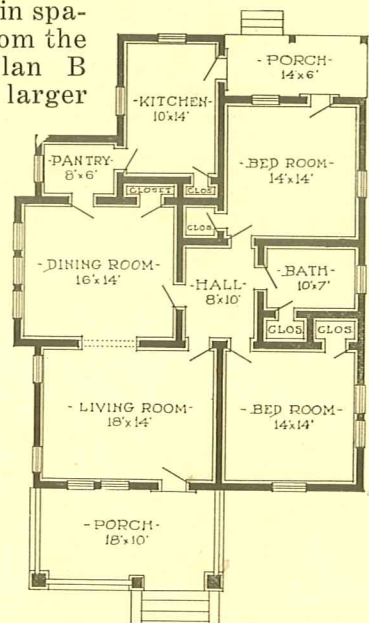
Porches, front and rear; bath and closets; large dining room and sitting room, where the whole family may gather in comfort, and a large attic which may be divided into two low-ceiling sleeping rooms and a great amount of storage space. All necessary comforts are here provided in a way which adds little or nothing to the cost. This type of construction is rigidly economical, yet the offset roof makes a bit of variation in appearance, which removes it from the type which is severely plain, without any ornamentation.

Both floor plans get the most in spacious and convenient comfort from the compact interior. Plan B provides for slightly larger rooms than Plan A, and offers different kitchen, pantry and back porch arrangement.

As satisfying a home and as sound a value as you will find.



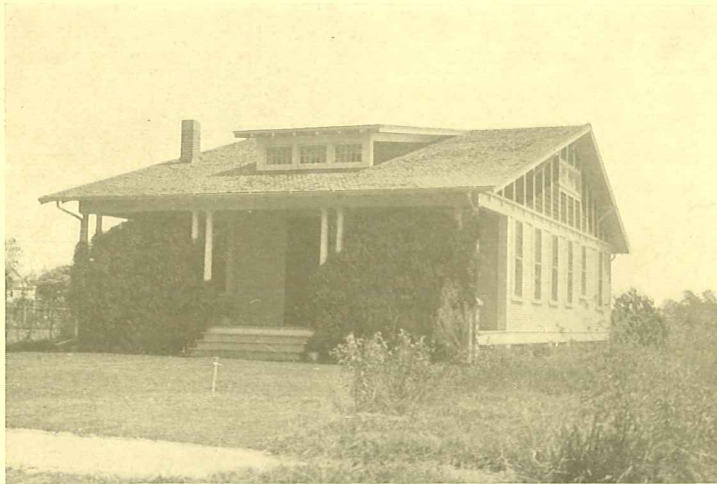
PLAN A



PLAN B

Complete blue prints, details and specifications of Plan A or Plan B for this Southern Home, per set, **\$10.00**

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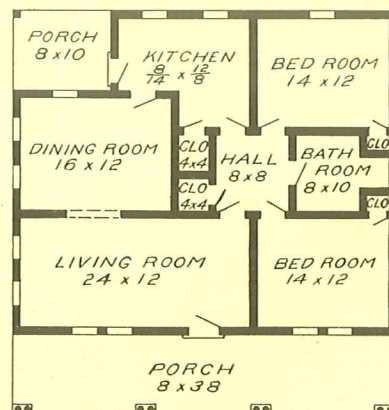


Design No. 884

THIS design provides a particularly compact and convenient interior arrangement. The extra wide living room will be found particularly conducive of comfort. The absolute privacy of both bedrooms is attractive, as is also the abundance of closets.

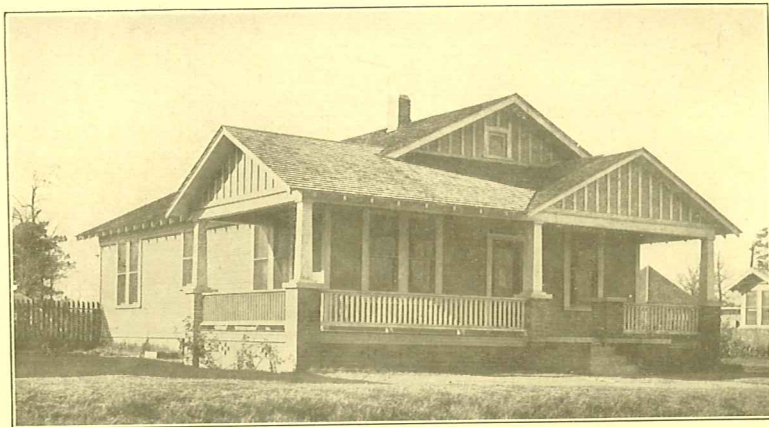
There is space in the attic above for two low-ceiling rooms and an abundance of storage space.

This plan is presented because the type of construction is very economical, because the design is not unpopular and because its almost perfect interior arrangement combined with its low cost, makes it quite a desirable house.



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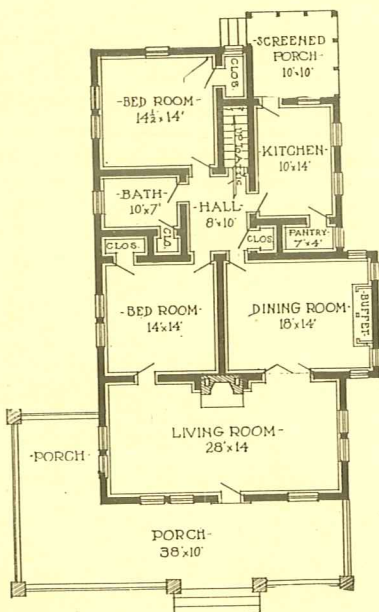


Design No. 996

WE call these "designs of Southern Homes," which undeniably they are, but the snug coziness of designs such as the one shown on this page well justifies the popularity which appears to be accorded them in all sections of the country.

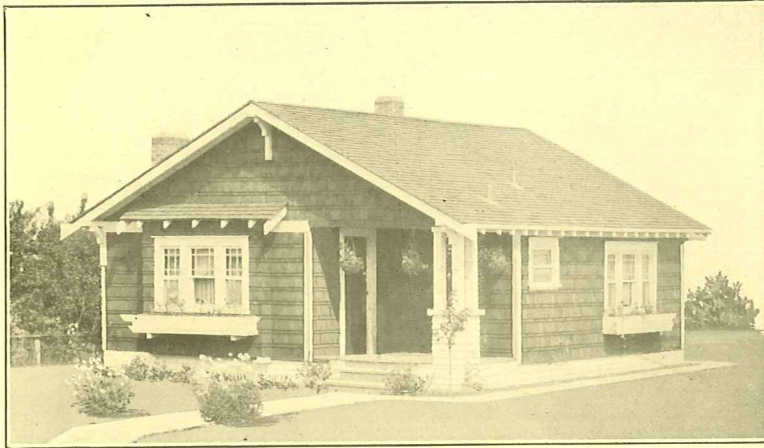
As you enter this home the large living room, with its big cheerful fireplace in the exact center, greets you. To the right is the dining room, which you enter through French doors; to the left, the first bedroom. Then the hall, with entrances to a second sleeping chamber, and the kitchen with screened back porch.

The dining room is fitted with a large, beautiful buffet. Stairs in the back hall lead to a big attic which may be finished off as additional sleeping quarters, a den, nursery or gymnasium.



Complete blue prints, details and specifications
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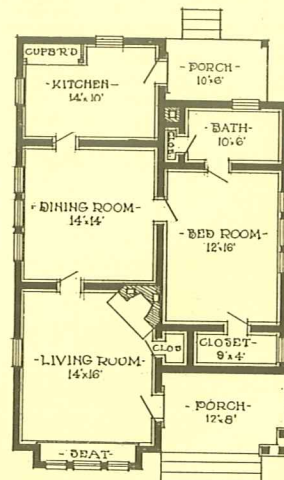


Design No. 1029

FOR those desiring a bungalow in which distinction and comfort have been developed to a high degree, and which can be built at a minimum cost, we have nothing better to offer than this four-room plan.

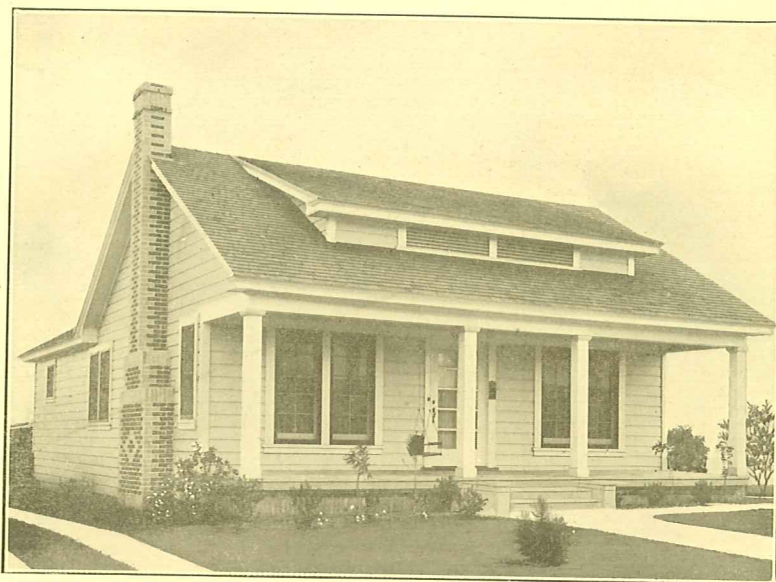
The deep porch, unadorned except by the white pedestal and pillars, makes a charming entrance. You are welcomed by a living room of spacious proportions, with a great fireplace in one corner that radiates cheer in winter, and an attractive window seat that serves the same end in summer. The dining room is large and airy; the bedroom as well. Every room has an individual closet; the kitchen cupboard is built in.

Specifications of this home call for shingled walls, an original bungalow feature difficult to improve upon.



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Southern Home, per set..... **\$6.00**

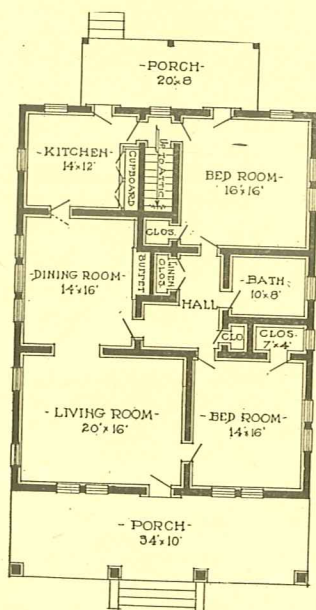
Additional sets, with original order, each..... **1.50**



Design No. 1007

HERE is an old-fashioned type which seems never to lose its popularity. It was popular before the Civil War and appears nearly as much so today. Its sturdiness of appearance is attractive, as is also its variation from the somewhat overdone bungalow type of the present era.

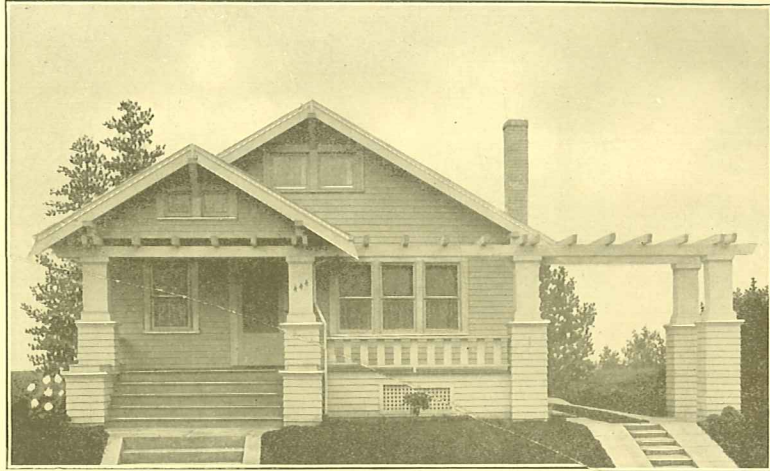
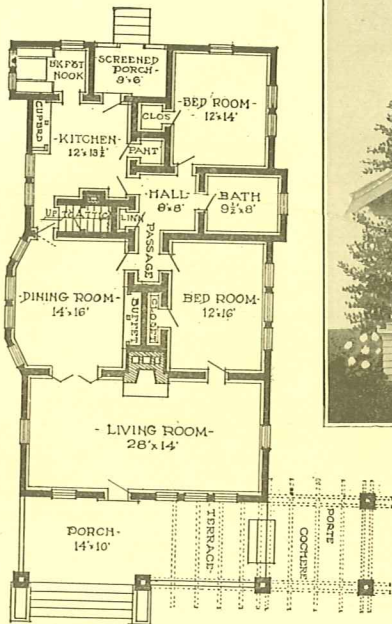
The freedom and comfort of the old-time, large size living room is here maintained, though the remainder of the interior of the house is somewhat more conveniently arranged than were the homes of our grandfathers. There is an immense attic for storage, part of which may be converted into sleeping rooms should the builder desire.



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Southern Homes



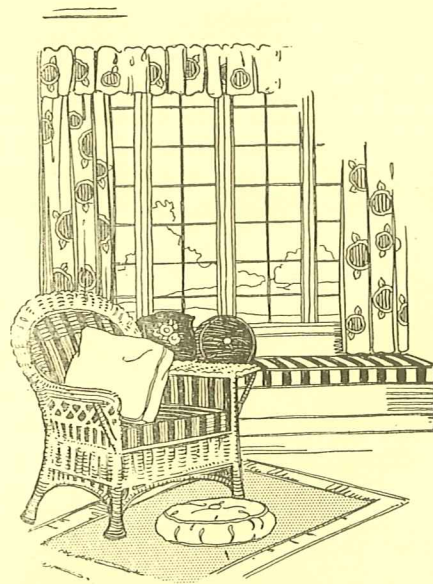
Design No. 1073

THIS plan demonstrates that art, modernity and size may be successfully incorporated in a single-story home of reasonable cost.

If anything has been overlooked which would further enhance the appearance, comfort and completeness of this house, we fail to find it. From the artistic terrace and porte cochere straight through to the breakfast nook and screened back porch, your taste and your comfort have been royally catered to.

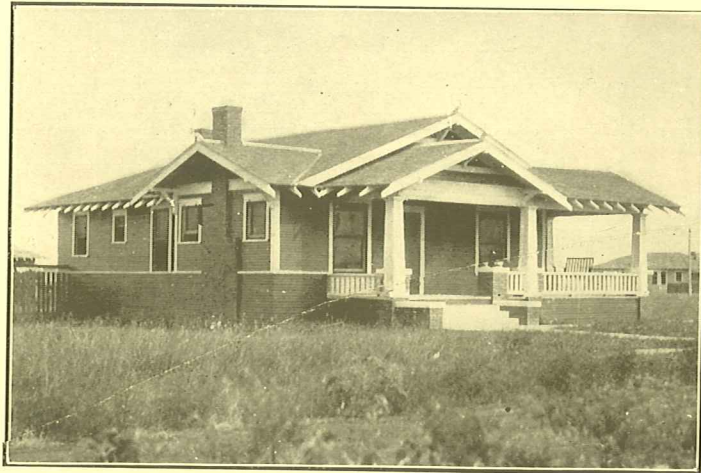
The living room is of glorious size—extending the full width of the house—with a wonderfully big fireplace in the center. French doors open into the dining room, flooded with sunshine by a large hall. The hall connects with all chambers, as well as with bath and kitchen.

Clear oak flooring is specified for living room and dining room. Built-in buffet is in dining room; built-in cabinet in kitchen. Back stairs to attic.



Complete blue prints, details and specifications for this Southern Home, per set . . . **\$12.50**

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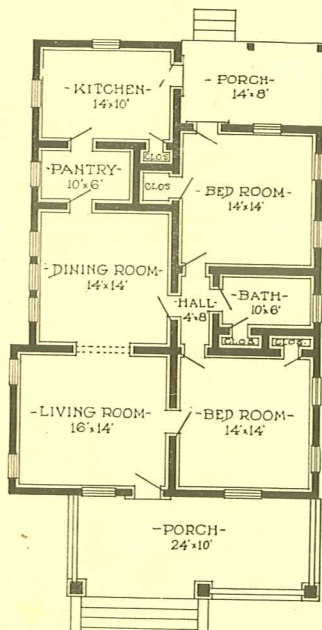
Design No. 772

THE outside appearance of this design appears to be quite popular, as is evidenced by the fact that we have been repeatedly called upon to furnish it with various interior arrangements. Four of these arrangements have now been adopted as standard. These four we consider as being the very best possible.

Plans A and B of this design are illustrated on page 44 of this book.

Study these plans carefully and after deciding upon the one that meets your requirements best, order

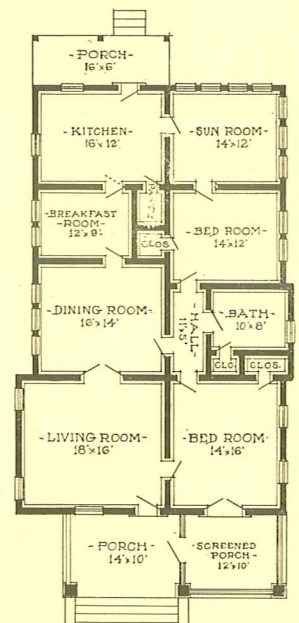
your plans with our assurance that from every standpoint you will obtain one of the best values to be had.



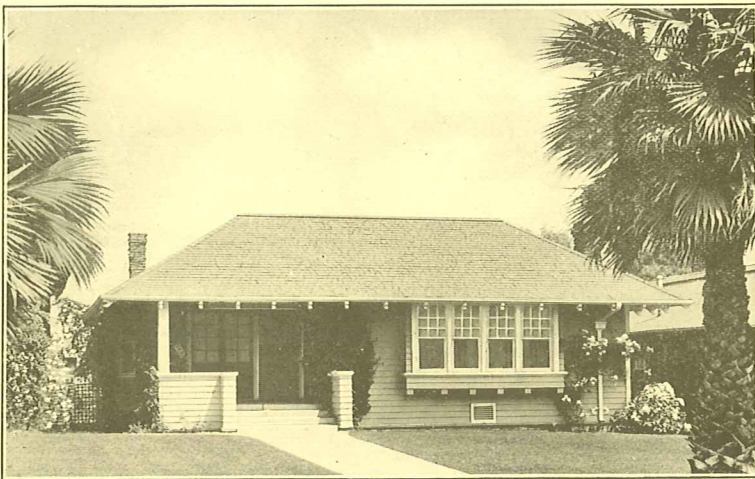
PLAN C

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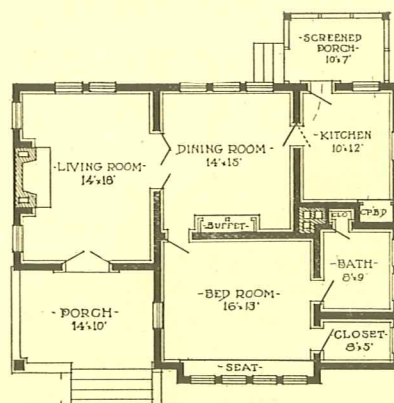
PLAN D



Design No. 1051

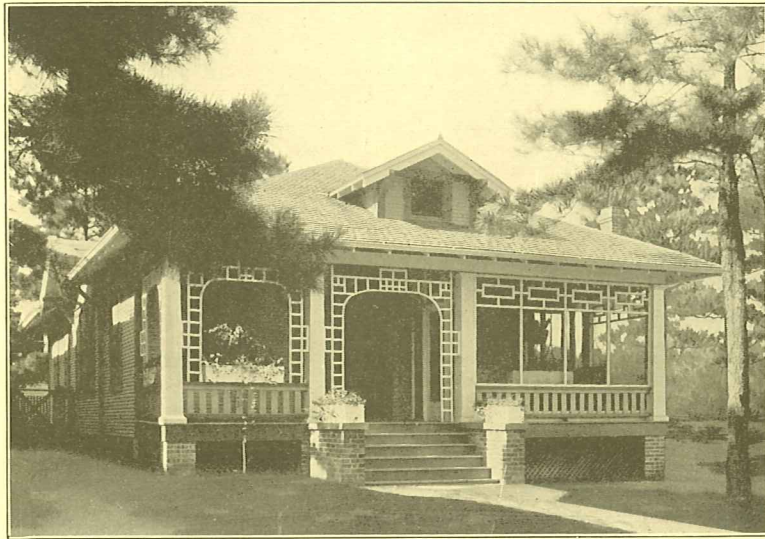
IF you want to build a home you of course want to build an attractive one. It costs no more to build a given amount of material into a well appointed, well lighted and conveniently arranged structure having an attractive outside appearance than it does to build the same material into one of poorer appearance. A well designed plan will aid you in doing this.

The accompanying illustrations furnish a fair example of how attractive and convenient a small house may be made. There is nothing expensive in this construction. There is abundant space and comfort in each room. There are plenty of closets. The privacy of the bedroom is absolute, yet it has immediate access to all other parts of the house. It is excellently lighted and ventilated and in all ways so complete that the one planning a small house could be sure that the dissatisfaction which so frequently comes because the completed house has not turned out to be just what the builder had in mind, would never fall to his lot. Satisfaction is worth striving for. The surest way to achieve it is by a well laid-out plan—in building, even more than in other things.



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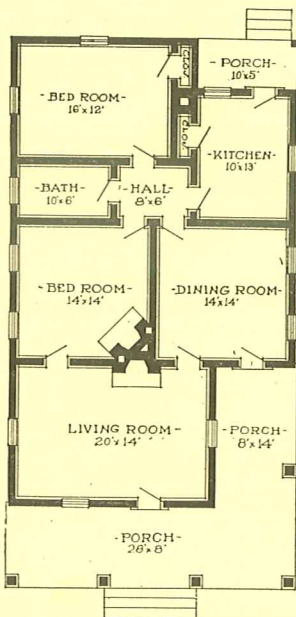


Design No. 592

WE offer this as an excellent type of rural home. An abundance of screened porch provides the necessary out-of-door sitting room. The big comfortable living room invites the entire family to spend their evenings together, or to entertain their friends there. Home ties are thus strengthened.

Simplicity of interior arrangement makes housekeeping easy. Such surround-

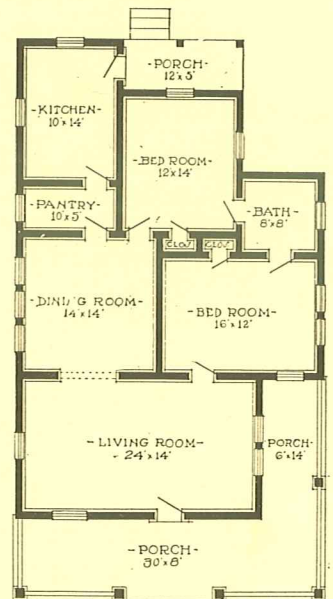
ings make cheerful inmates, and cheerfulness and consequent happiness make the home a success.



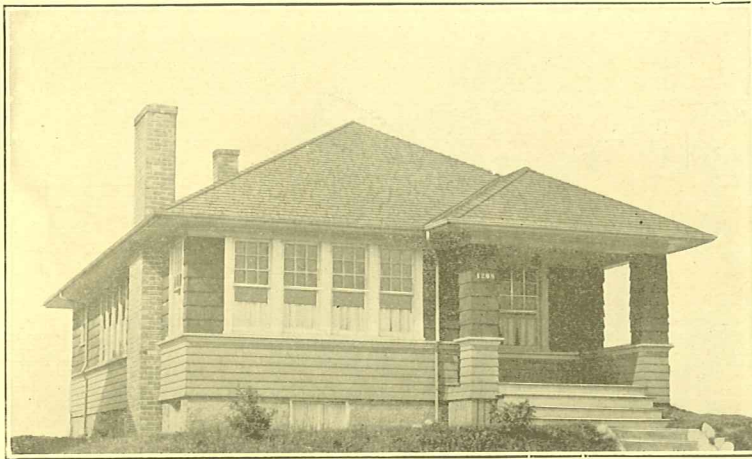
PLAN A

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PLAN B

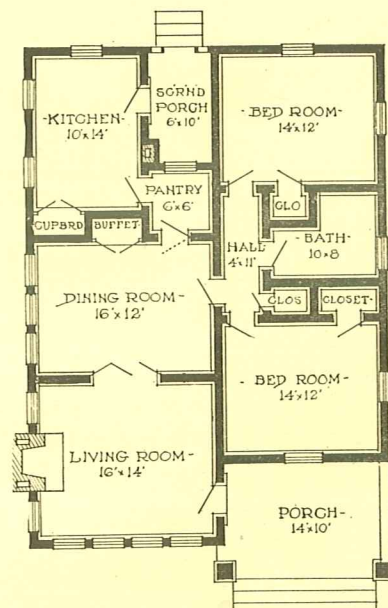


Design No. 1040

SIZE and airiness with excellent accessibility are outstanding features of this design; they, and the substantial tasteful appearance which has been gained by expert handling of exterior details.

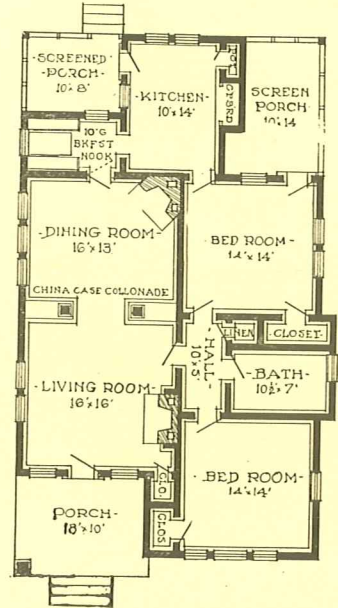
Its simplicity is a worthy feature both from the point of view of attractiveness of appearance and of economy of construction. Its only outside embellishments are its shingled walls and tall chimneys.

Within, it is excellently appointed, having all the refinements necessary to the convenience and comfort of a well ordered home.



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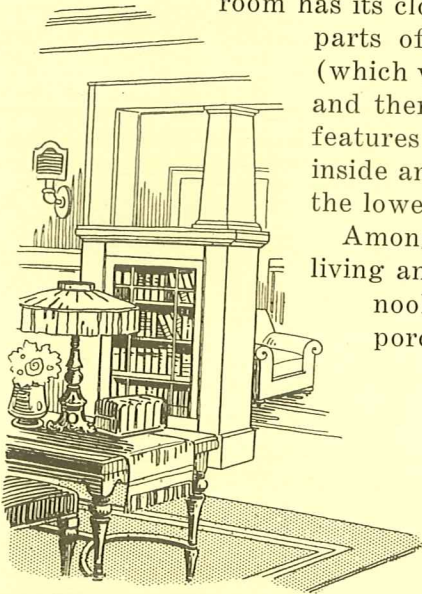


Design No. 1084

THE design shown herewith is an exemplification of how a very attractive appearance may be presented in plain straight-line construction. The only exterior embellishment is the cut-off gables, the inexpensive trelliswork and a slight off-set of the wall line on one side, which does not vary the roof arrangement. To the interior of this house is given the same careful attention to details which characterizes all of the designs which we publish. All available space is utilized to the best possible advantages, giving due consideration to convenience of arrangement and privacy. As is usual in the plans which we publish, each

room has its closet, the bath room is equally accessible from all parts of the house, there is the usual breakfast nook (which we think is the housewife's greatest convenience), and there are the usual screened porches, yet all these features are secured by straight line construction both inside and out and the cost of construction is thus held to the lowest point.

Among the special features are clear oak flooring in living and dining rooms, china case collonade, breakfast nook, built-in kitchen cupboard, screened sleeping porch, and kitchen porch.



Complete blue prints, details and specifications for this Southern Home, per set. . . . **\$12.50**

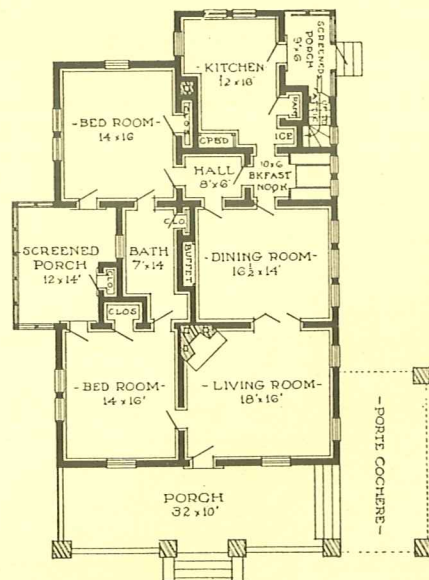
Additional sets, with original order, each. . . . **2.50**

Southern Homes



Design No. 1106

WE think this an excellent design. We will say little of its grace or beauty, for the existence of beauty is dependent on the individual taste of the observer. Comfort and convenience are tangible elements, however, and we can discuss them with definite assurance. A port cochere is a monument of hospitality, extending its welcome alike to inmates and to visitors. It adds little to the cost of the house. The wide front porch is an out-door lounging and sitting room for more than half of the year. It adds much to the comfort of the home. The spaciousness of the living room, dining room, and bedrooms needs no comment. Triple French doors between living room and dining room provide privacy or open hospitality at will. The location of the breakfast room is such that informal guests may be served there without the necessity of requiring them to pass into or through the kitchen. This saves much work for the housekeeper. The abundance of closets and pantries speaks for itself. The arrangement of a screened porch so as to be accessible from either bedroom is a feature of merit in this design. It can be made to serve either room as a sleeping porch, or by the use of a curtain partition it may serve both as such. By day it provides a very private sitting room for reading or study and in winter may be enclosed with glass and used as a conservatory. Compare designs shown in this book with other designs which may come to your attention. They are very carefully planned, with the idea of embodying the most in comfort, convenience and character for the least outlay of money.



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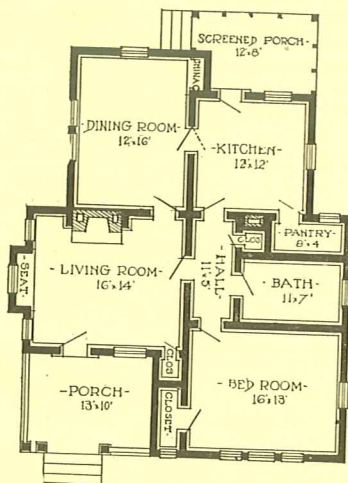
Design No. 1062

THERE is daintiness in the crisp, well balanced design of this cottage that will win the feminine heart. There is economy in its size and absence of elaboration that will win masculine approval of its choice.

Here is just the sort of home that gives "the right start in life"—a fact borne out by its popularity with young couples.

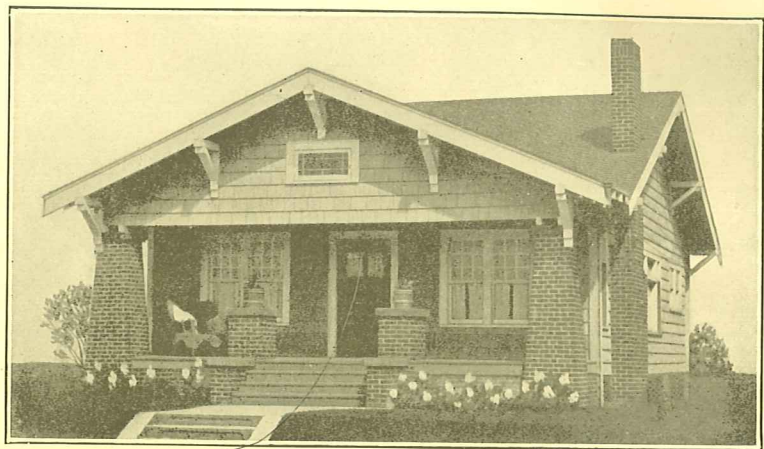
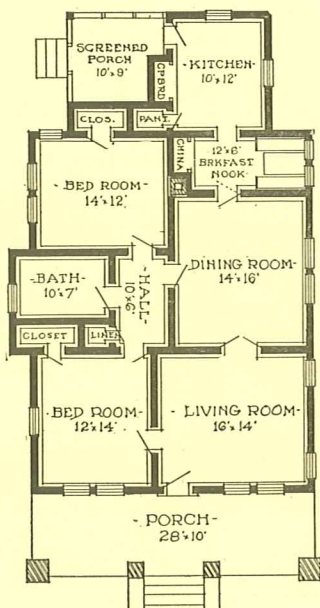
Outside you will wish to plant a few shrubs and flowers; inside there is no end to the possibilities given for tasteful, attractive decoration.

Just four rooms—but if there be only two or three of you, why pay for excess space? Every inch in the floor plan has been used to advantage, producing coziness with the practical feature of easy, quick house-cleaning.



Complete blue prints, details and specifications for this Southern Home, per set. . **\$7.50**

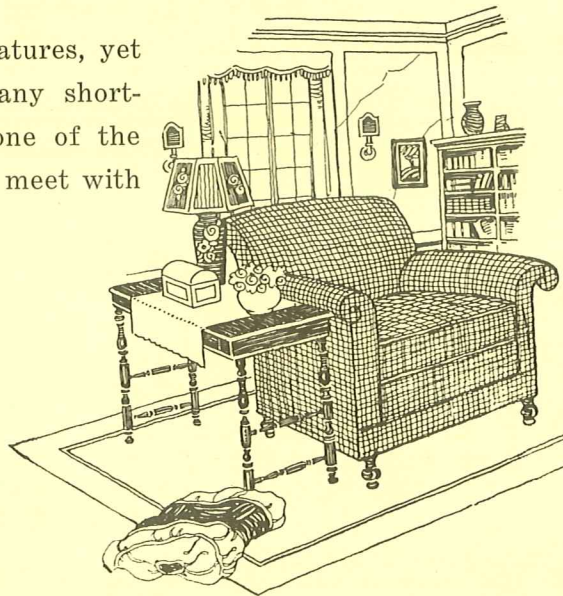
Additional sets, with original order, each. . **1.75**



Design No. 1128

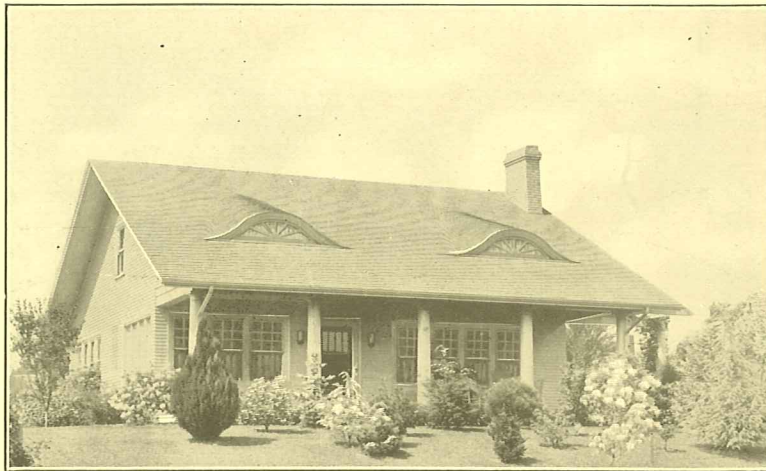
PERMIT us to call your attention to something regarding this illustration. As you look through this book in an endeavor to make a selection of a design you will return again and again to the design shown on this page and will compare it with others. Perhaps you will not select it, perhaps there are a number of others which you think more attractive, but we notice that, whether or not our clients may ultimately select some other, that their attention seems to return time after time to this one.

It has no outstanding features, yet we seem unable to find any shortcomings. It is evidently one of the few designs which seem to meet with nearly universal approval.



Complete blue prints, details
and specifications for this
Southern Home, per set,
\$12.50

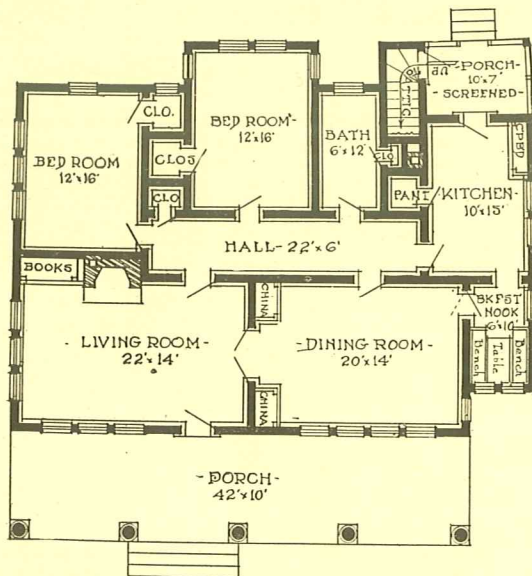
Additional sets, with original
order, each,
\$2.50



Design No. 1095

ECONOMY of space should have careful attention. Rooms, closets, and hallways should not be larger than requirements demand. Each square foot given to some room which doesn't need it must be taken from some other room which does. Hallways are as necessary as rooms, for it is only by such passage-ways that the privacy of the rooms may be maintained.

Don't make the mistake of sacrificing privacy for the sake of gaining an extra room, or perhaps just an extra closet. Apportion your available space so as to get the hallway in, where the general plan demands one, and let each room or closet in the whole plan contribute its quota of space. This design illustrates well the art of properly apportioning available space and the provision of convenience and privacy by the use of a hallway.



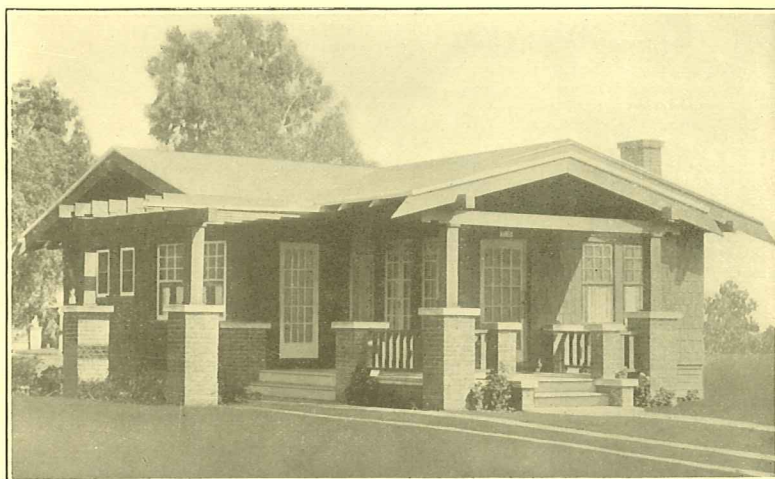
Provision is made in this plan for an attic, only, above; but the same is sufficiently large to be divided into two very large rooms, should the builder desire.

Clear oak flooring is specified for living and dining rooms.

Complete blue prints, details and specifications for this Southern Home, per set,
\$15.00

Additional sets, with original order, each,
\$3.00

Southern Homes

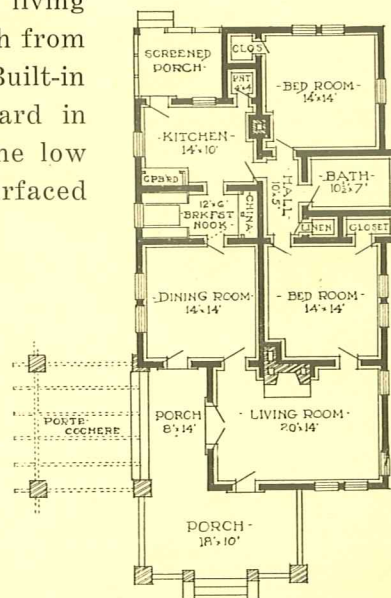


Design No. 1150

THE ineffable charm of the California bungalow is here portrayed in a manner seldom surpassed. Windows and doors that reach almost the full height of the walls, a porte cochere of unique simplicity, and very effective use of brick-work, are three of the features that give this design its unusual distinction.

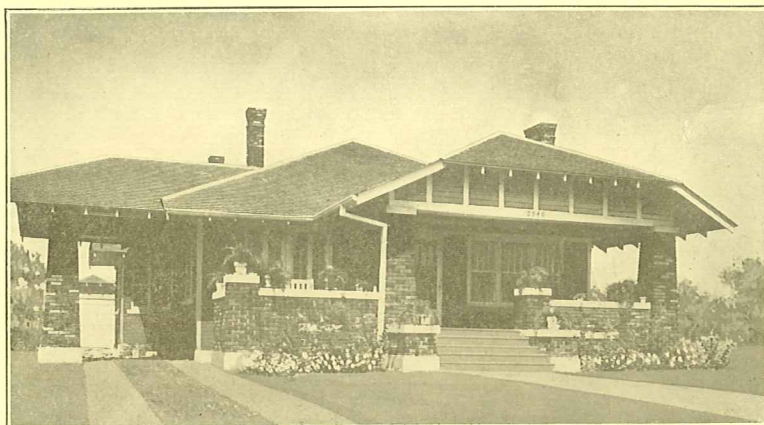
As the plans are drawn, a forty-foot lot is really necessary for carrying them out in full. If you like the design, however, and yet must build on a narrower lot, you can do so by eliminating the porte cochere.

Clear oak flooring accentuates the brightness of living room and dining room; French doors open on porch from living room. Breakfast nook is well placed. Built-in china closet in dining room and built-in cupboard in kitchen. Screened kitchen porch. Because of the low flat roof, a double thickness of red or green slate surfaced roofing is used instead of wood shingles.



Complete blue prints, details and specifications
for this Southern Home, per set **\$12.50**

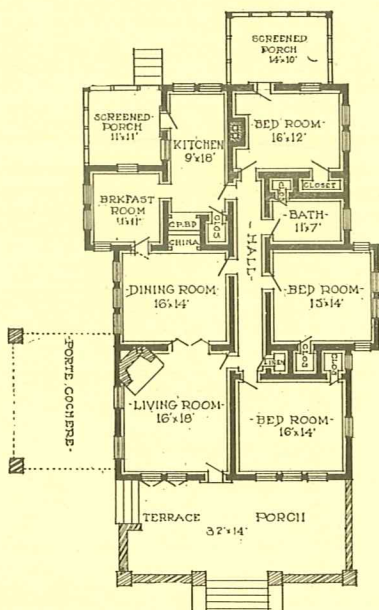
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Design No. 1161

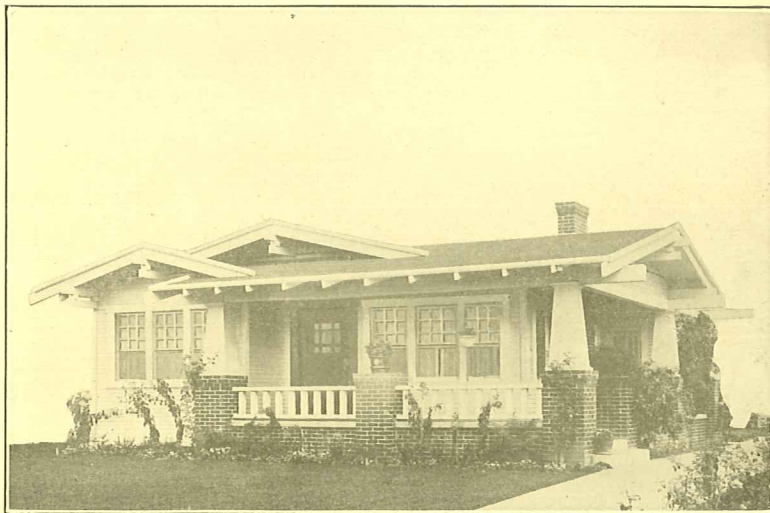
BUNGALOW construction has advanced so rapidly in recent years that unless one has followed its development it is difficult to appreciate how far the art and style of this popular type of residence have been carried. A simple way to gain this understanding is by comparing the bungalow illustrated on this page with some of the earlier structures in your community. You will note a difference between them almost as great as between motor cars of ten years ago and today. The design is intended for the family that wants a home of enduring

worth and beauty, modernly planned and substantially built. As such it cannot be surpassed. It can be built on a comparatively narrow lot, but, of course, its beauty will have better opportunity for effective display if spacious grounds surround it.



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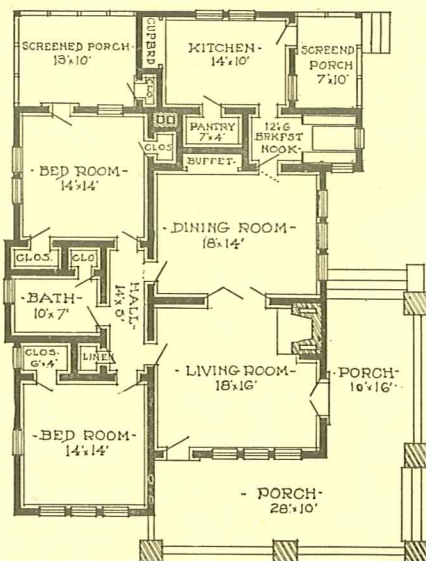
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Design No. 1194

THE house we build does, in a measure, establish our status and standard in our community. It is a monument to our success and achievement, by which our acquaintances and fellow townsmen classify us, and is a standard of respectability which we have set for ourselves to live up to.

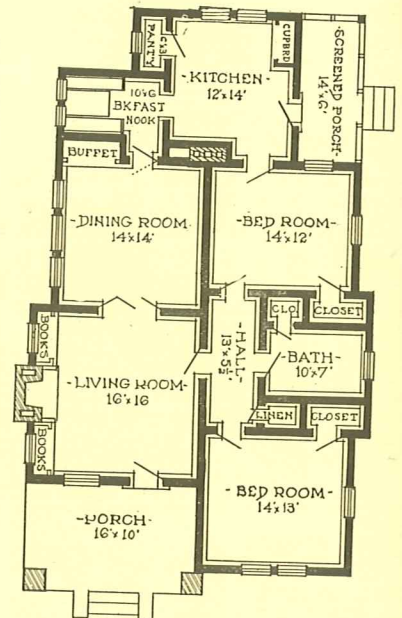
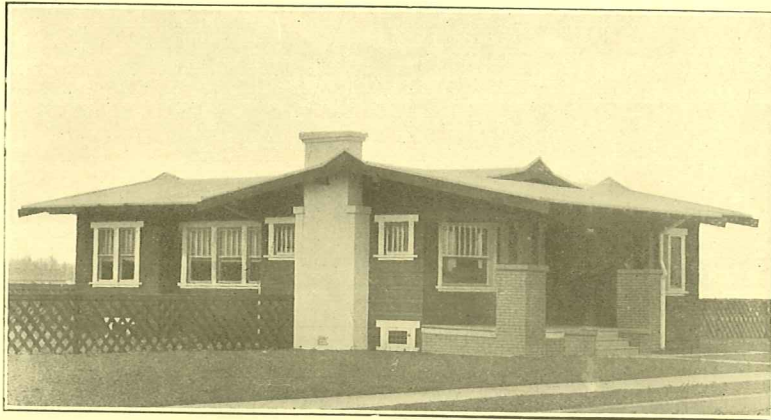
Such an exemplification of success and dignity, and such a standard as that illustrated here is one well worth selecting. It is beautiful in every line, is light and airy inside and excellently arranged with respect to all features of convenience. It is a home in which a well justified pride may be felt.



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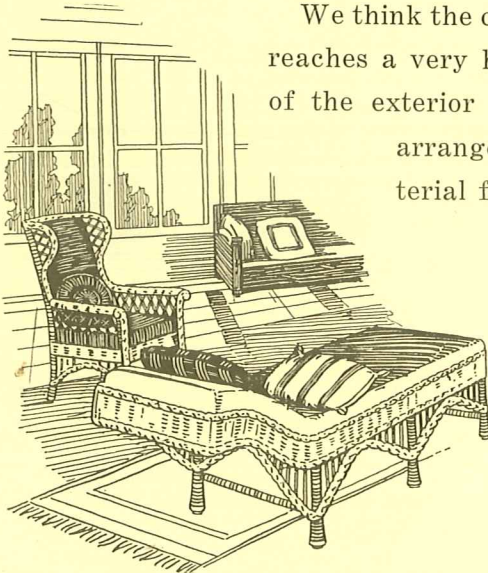
Southern Homes



Design No. 1227

WE call these Southern Homes, but we must admit having borrowed this type from California. In altering it to suit the needs of the south and central states we have left the exterior untouched. The interior, however, you will find typical of southern construction—spacious rooms, compact arrangement, and no dens or cubby-holes which are so small or so placed as not to have thoroughly practical offices to perform.

We think the combination of the two types of architecture reaches a very happy medium. The quaint attractiveness of the exterior combined with the well ordered comfort arranged within produce just about all the material features necessary to make a home.



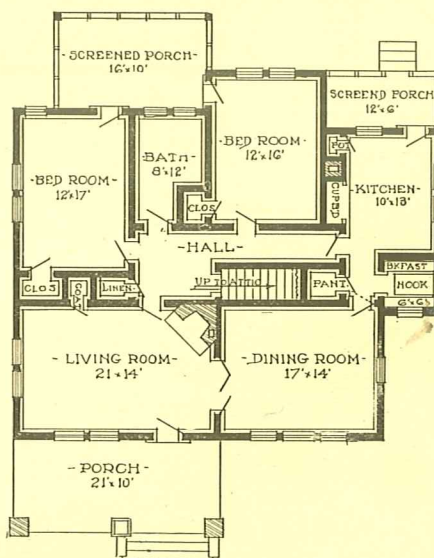
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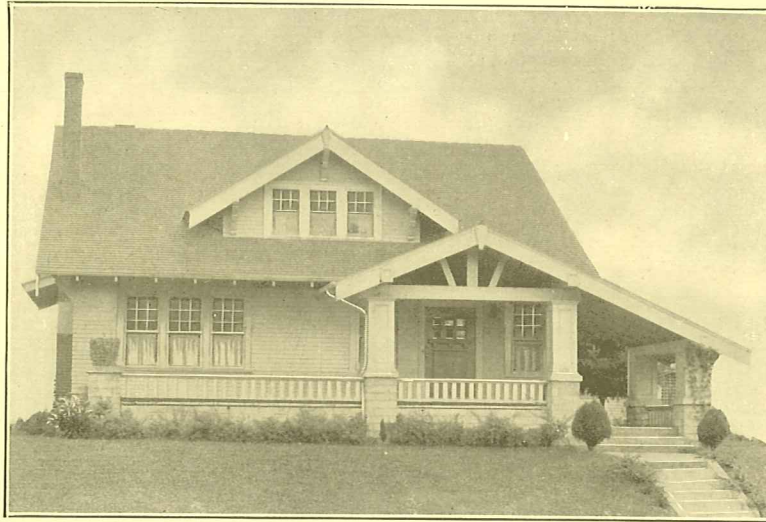
Design No. 1260

THIS trimly built little home would appeal to nearly anyone. Its hospitable appearance would almost make friends for its inmates. Its big comfortable living room looks quite as hospitable as its big inviting front porch. Its dining room, joining the living room through wide French doors, looks toward the front yard instead of the back or side yard, yet is not removed from the kitchen except by the usual small passageway between pantry and breakfast nook. The breakfast nook is so placed that informal guests may be served there without having to be led into the kitchen or through other more or less private parts of the house. This breakfast nook also looks toward the front. Both bedrooms open onto a big comfortable screen porch which may be used as a sleeping porch. The bath room is equally accessible from either bedroom or from any other part of the house. The abundance of closets and cupboards provides a space for everything. The high roof makes it possible to turn the great big attic into another story of three or four comfortable rooms if the builder should so desire.



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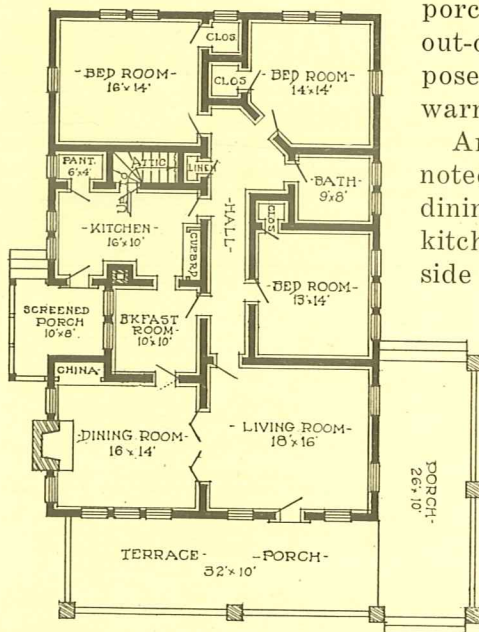


Design No. 1139

WITH three large bedrooms, and living room and dining room considerably more spacious than you usually find; with a breakfast room of commodious proportions; with entrance to bath from the hall and an attic which may be converted into extra rooms of any nature; this plan should serve the requirements of a family of practically any size with entire satisfaction.

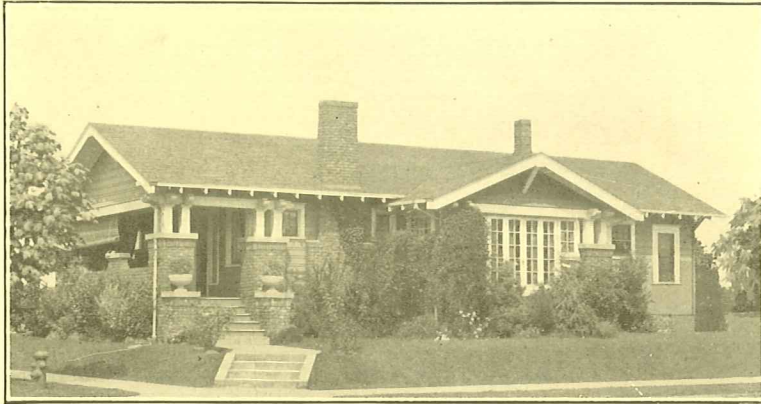
Outward proportions are good and the various units have been well handled, so the result is sure to please. Extension of the porch eaves to cover the entrance is not only an out-of-the-ordinary feature, but it serves the purpose of creating a spot of welcome shade on warm days.

Among the special features which should be noted are clear oak flooring specified in living and dining rooms, built-in china closet and built-in kitchen cabinet, attic with stairs, and screened side porch.



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Design No. 1249

SOME places there are which by their lack of refinement and distinction, we know as houses. Other places there are which by their comfort and tasteful style, we think of as homes. There is yet a third class, made up of places with all of home's entrancing charm, and possessing, in addition, a certain dignity, an irreproachable style, that causes them to be instinctively referred to as **residences**.

To this third class we feel that this home should be assigned. Yet, by studying the exterior carefully you will probably be surprised to find that aside from an exceptional side casement and a very effective entrance, no special details mark the construction. The consummate beauty of the design has been gained through the skill of the architect to do wonderful things with simple things, instead of by lavish use of money.

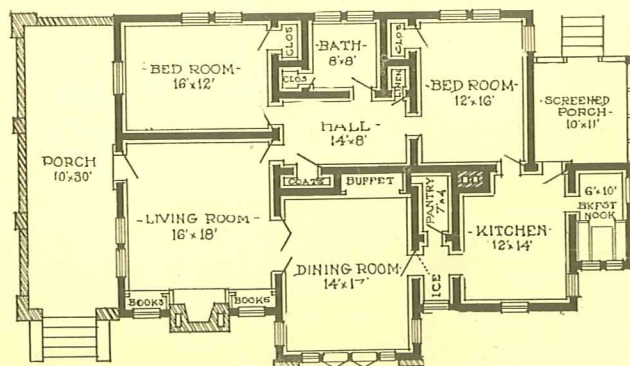
The floor plan you will find to be a decided departure from the ordinary manner of arrangement. The rooms are especially commodious and accessible, and everything necessary to complete comfort and satisfaction is provided.

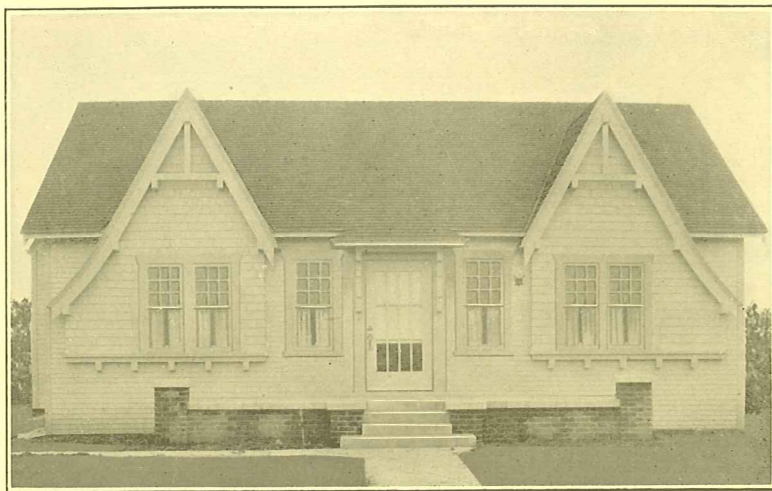
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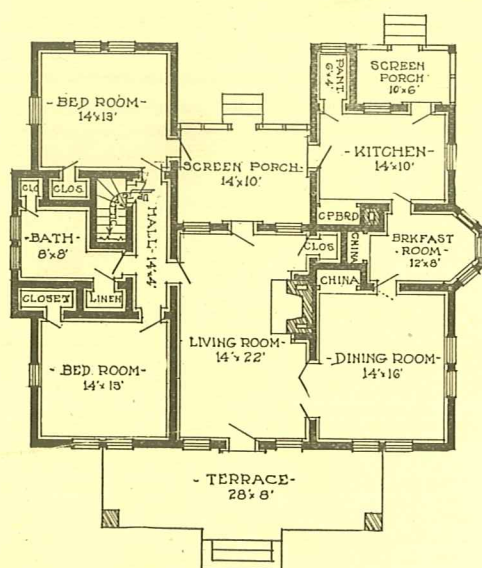
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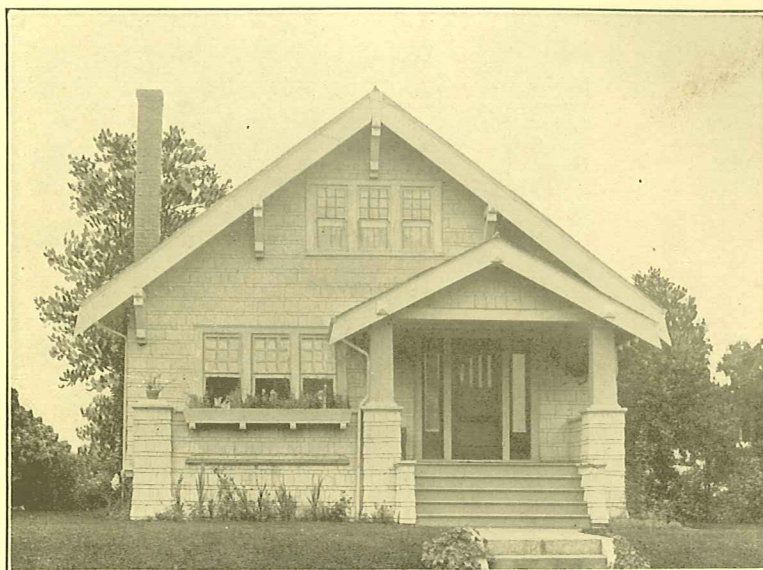
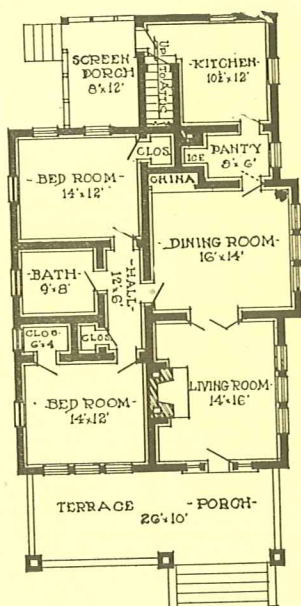
Design No. 1271

IN every neighborhood there is one home comparable with no other; a home that cannot be classified as any certain "type" nor adequately described by reference to the style of architecture which it embodies or resembles. Such a home is a "creation"; through sheer virtue of its distinction it comes to be known as "the prettiest you will find." It is easy to imagine this charming home occupying that place of honor in any community. The exterior design wins instant attention. Modern in the highest degree, at the same time it is reminiscent of architecture of another day, recalling the Colonial mansions of the old South, the soft, harmonious tones of early English places. To go into this home is to experience anew the pleasure of studying it from without. The living room extends back twenty-two feet from the front door. Dining room, breakfast room, kitchen and screened kitchen porch are on one side of the house; two bedrooms, bath, hall and attic stairs are on the other, leaving only the living room and a rear screen porch in the center. In summer practically an open hallway can be created through the entire house. The floor plan will tell you in detail what the interior offers in modern designing. The exterior view is made from an actual photograph so is an authentic representation of what is offered outside. Construction is of the best, throughout, with every modern advantage embodied.



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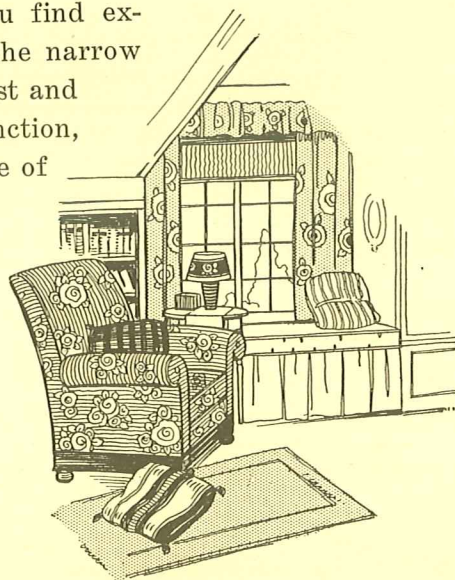


Design No. 1183

WHAT in reality is a one and one-half story house but which has the appearance of a full two-story structure, is offered in this finely proportioned, economically designed, five-room home. The attic may be easily finished off into two additional rooms, practically doubling the size of the house without adding to fundamental plans or expense.

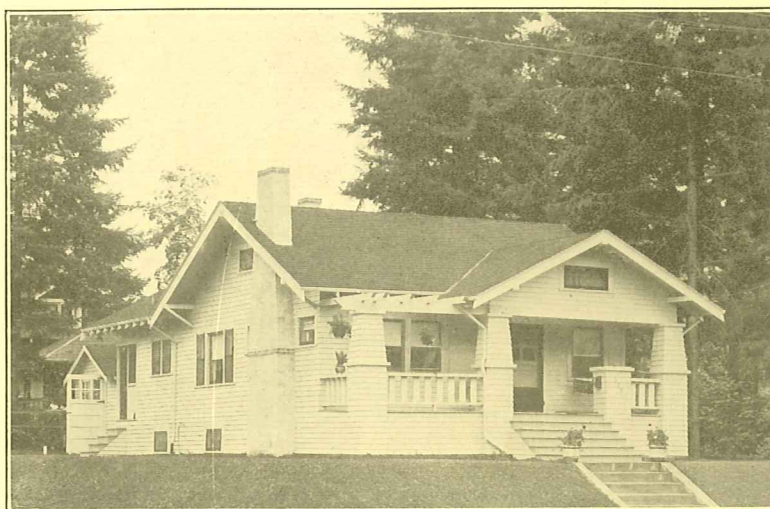
There is no style of architecture which permits of the designing of more graceful or more substantial homes than you find expressed here. Particularly well adapted to the narrow lot, this design may be carried out at a low cost and it will give you a home whose beauty, distinction, comfort and solid value will always be a source of deep satisfaction.

Clear oak flooring in living and dining rooms; fireplace in living room; built-in china case and kitchen cupboard; screened kitchen porch; bevel plate front door.



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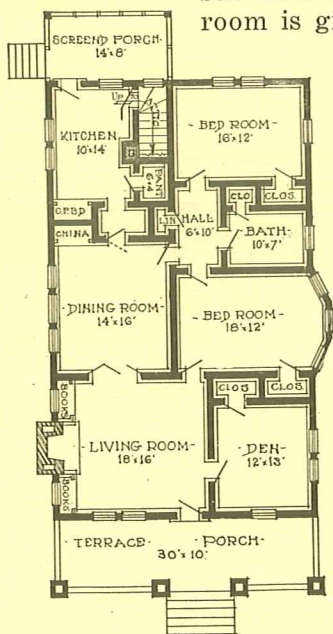


Design No. 1205

IF you should come to us and ask to be shown "the best thing we have for a narrow lot," and by "best" implied a home which inside and out would be the embodiment of structural charm, comfort and cheer, we would probably turn to our files and get out this design for you—a six-room cottage having every desired qualification, which can be built on a lot as narrow as forty feet.

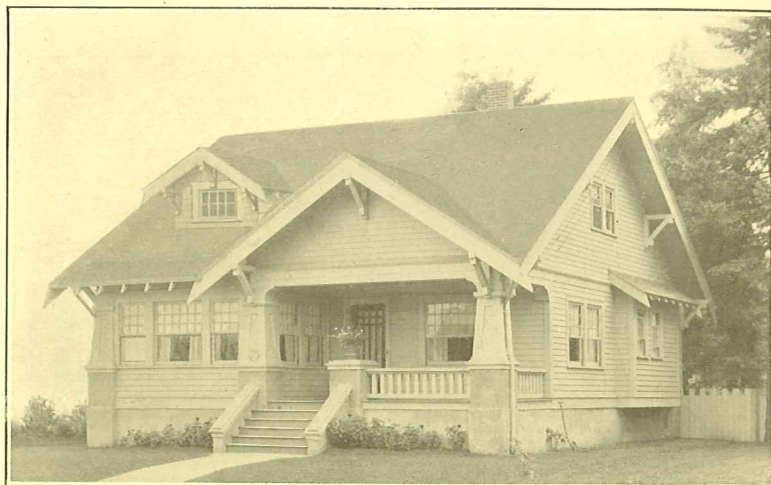
There is little need for us to dwell on its exterior beauty—you will readily grasp that feature. We do wish to call your attention to several points in the floor plan, however. Passing through a bevel plate front door you find yourself in a large, bright living room. The whole left side of this

room is given over to a great fireplace and built-in book cases. Through French doors you gain a broad view of the pleasant dining room. To the right of the living room is a splendid den—small enough to be cozy, large enough to furnish as sumptuously as desired. Two bedrooms, one with delightful bay, are connected by a small rear hall, from which the bath is also entered. In the kitchen we find stairs to the attic; just without, a large screened porch. Dining room, china case and kitchen cabinet are in-built. Living and dining rooms are floored in clear oak. Every room on the right side has individual clothes closet.



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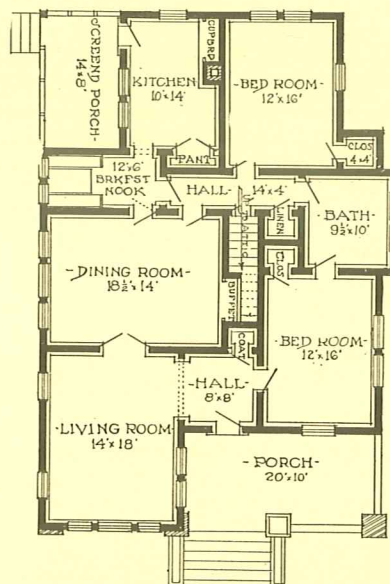


Design No. 1282

WHEN servants are not available, and for various reasons it seems less and less expeditious to have them, the housewife becomes more desirous of having her house made as convenient and labor-saving as possible. Up-to-date architects and builders fully realize this and devote much attention to this detail.

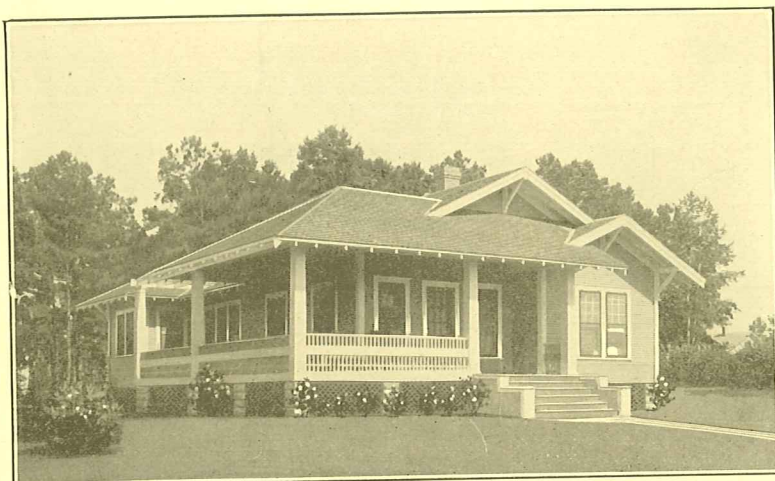
Design No. 1282 is a good example of what a skillful designer may do with the little nooks and corners in the way of turning them into conveniences which make housekeeping easy. Note the coat closet in the hall, the built-in buffet in the dining room, the closets in the bedrooms and hall, the breakfast nook, the closet and cupboard in the kitchen and the large attic for storage. All these items seem indispensable, yet few homes have all of them, because usually there does not appear to be places to put them without crowding. Our advice is "Study carefully to get them all in, no matter what design you may select." They are all essential, one as much as another, to the well ordered home. "A place for everything" makes "keeping everything in its place" easy. Good order and harmony in the home makes us love the home more. Love of the home makes—oh, well, why try to say all that—all the achievements of mankind are in a measure based on mankind's love of home and family.

Clear oak flooring is specified for living room and dining room. Built-in dining room buffet; built-in kitchen cupboard; bevel plate front door; large screened back porch.



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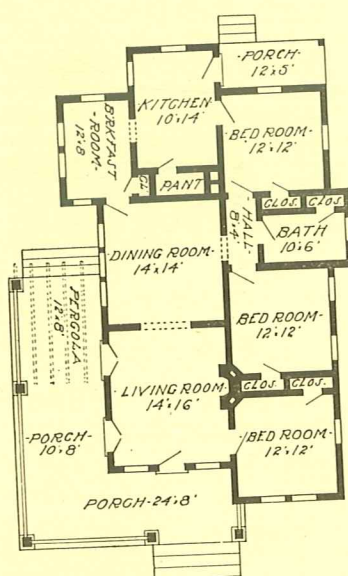


Design No. 1117

THIS is the same home shown in Design No. 952 on page 60, with certain variations in the floor and roof plans, the most important of which is a material reduction in width to permit the above plan to be constructed on a forty-foot lot, with a fair margin of space on either side.

You will not find a more cheerful home than this at any price, and certainly not one with more worth-while features, at the same cost. Advantages of construction commonly associated only with expensive structures are here provided in a way that detracts none from their desirability, but which does deduct a good part of their usual cost.

Sunshine, fresh air and a bounteous amount of room outside and in, make this a home of assured pleasure, pride and comfort.



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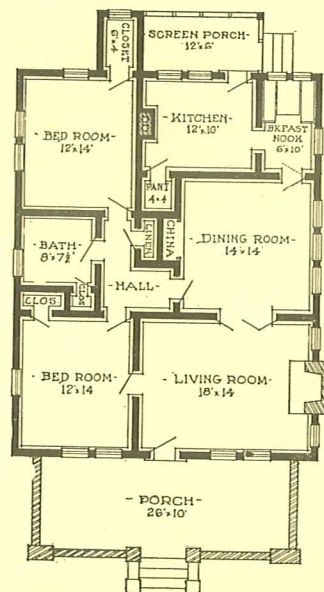


Design No. 1293

IN presenting this design we have the pleasure of knowing that we offer an unusually artistic, homelike bungalow. We believe that it could not be surpassed by anything of similar size.

Study the exterior carefully. Notice the wealth of distinction in the arrangement. The wide, arched porch with brick pillars and foundation, embellished by white cement and woodwork, are especially good features. The dormer window is in excellent relation to the other units, and the front doors and windows are likewise in pleasing harmony with the entire conception.

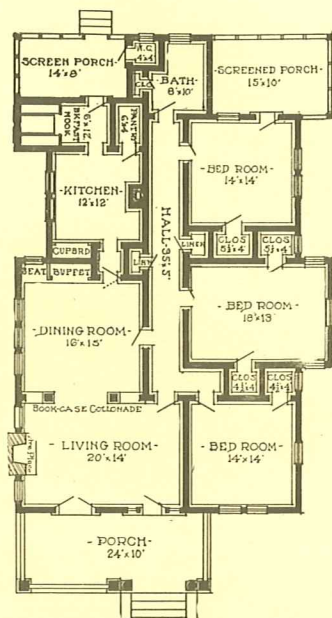
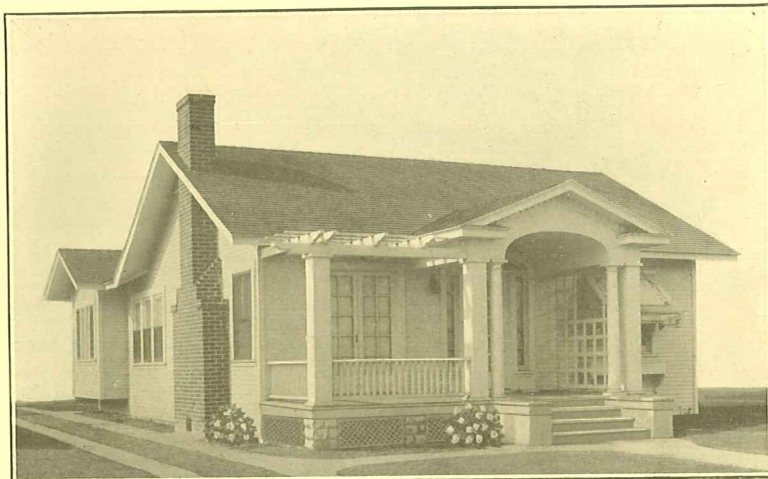
Roominess, abundant light and air, accessibility and perfect appointments mark the interior construction of the handsome bungalow. Clear oak flooring is specified in living and dining rooms. French doors connect them. Built-in china case is a space-saving, money-saving convenience. The breakfast nook is especially cozy and the kitchen will please by its size and cheeriness. This design should be roofed with a double thickness of red or green slate surfaced roofing, adding an extra note of color and distinction.



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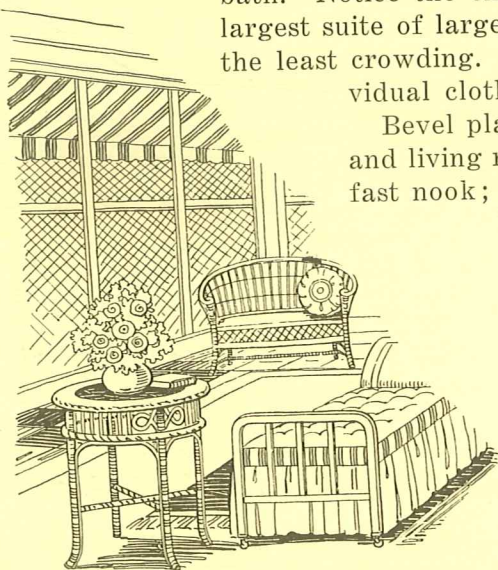


Design No. 1315

TRUE artistry is expressed in the lines and appointments of the six-room cottage illustrated here. A full view, or a view from either side, is equally pleasing and effective. The porch has been wrought in particularly distinctive style. Arrangement of pillars and columns beneath the arched entrance hood, together with the pergola and the casement doors of the living room, strike a new note in artistic small-house designing.

This cottage contains six liberally proportioned rooms. The living room, with fireplace on the left and bookcase collonade uniting the dining room, is connected with the various other rooms by a long hall, at the end of which is the bath. Notice the exceptional size of the second bedroom; the largest suite of large furniture could be arranged here without the least crowding. All rooms are bright and airy, with individual clothes closets.

Bevel plate front door; clear oak flooring in dining and living rooms; built-in buffet, cupboard and breakfast nook; screened sleeping and kitchen porches.



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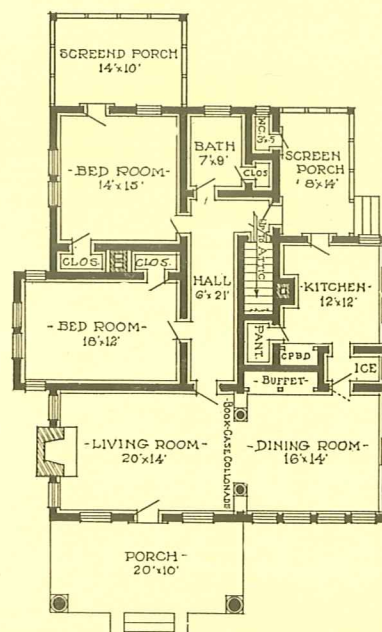


Design No. 1304

MORE than the usual amount of interest attaches itself to a study of this design. And more than the usual number of people will be interested in it because it interprets home ideals in a distinctly American way.

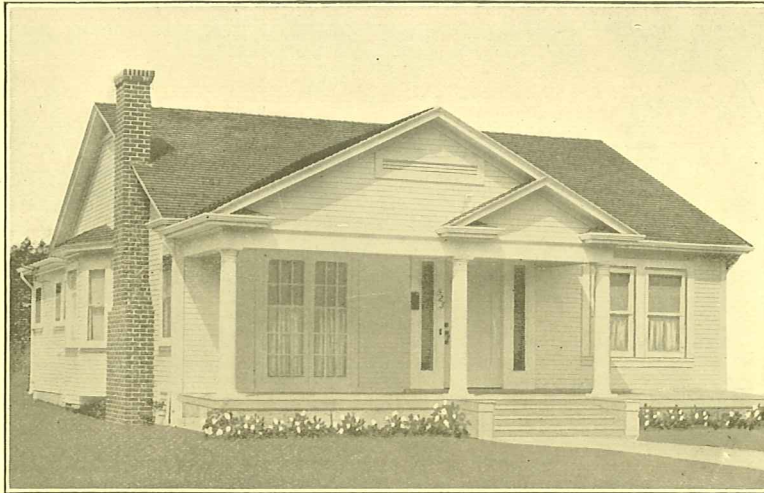
In the exterior we find simplicity of motif handled to give rare distinction. The single gable, supported by two plain white columns; the dormer, purely of Colonial origin; four windows matching the other sash seen outside; window flower box and trellis—are points that give character to the construction. The front door is well chosen and as you pass through it the interior charm of the home is revealed at a glance. Living and dining rooms, made practically one by a wide bookcase collonade, extend the entire width of the house. A central hall leads to the two sleeping chambers and bath, as well as to the attic stairs. A buffet is provided in the dining room, built in, and a place for the refrigerator is provided between dining room and kitchen.

A large screened sleeping porch is a feature of this design that will please, and the generous number and size of closets will also win approval. Just as good taste and good judgment is displayed everywhere in the design, good sense has been used in handling costs.



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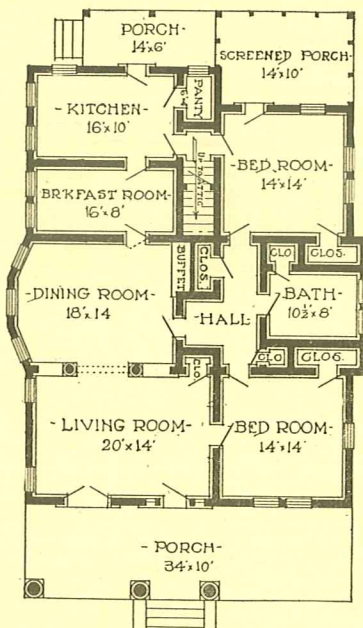
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Design No. 1348

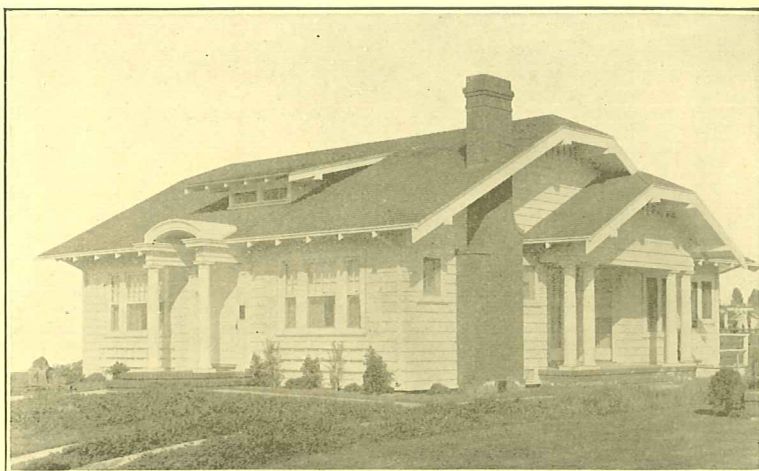
NEARLY every house though attractive to some persons is unattractive to others. A few there are, which appear to be universally acceptable. Such a one is this design. Though, fortunately, all who see it will not want to build it, nevertheless it is extremely probable that not one who sees it will think it unattractive. Those who do accept it as their guiding plan will have the satisfaction of having **all** their acquaintances endorse the good taste of their selection.

Five rooms, uniformly spacious, bright and well appointed, are within. We enter through a solid panel door, bordered by side lights in keeping with the door pattern. A living room, twenty by fourteen feet, with casement windows opening onto the porch, is the first interior vista. The dining room is really a continuation of the living room, as only a bookcase collonade separates. A handsome three-window bay explains the unusually cheerful aspect of this dining room. Large breakfast room is next inspected, then comes the kitchen. Three windows are noted, as well as a large pantry and screened back porch. The right side of the plan is made up of two fourteen-by-fourteen bedrooms, hall, large bath and screened sleeping porch in the rear. Clear oak flooring is specified in dining and living rooms. Built-in buffet in dining room. Attic stairs in hall. Closet in every room. Enduring satisfaction is certain to be your reward if this plan is chosen for your home.



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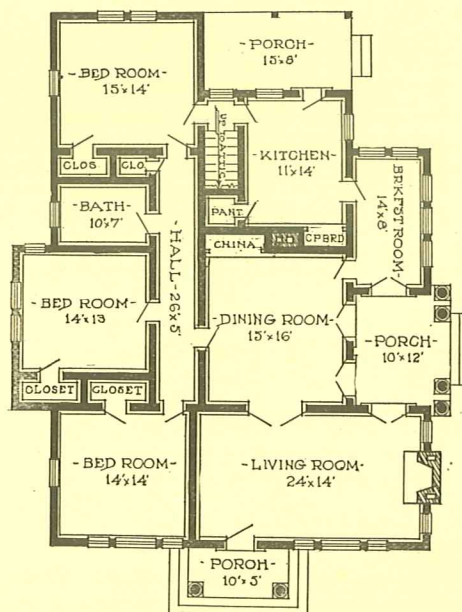


Design No. 1359

IF you are seeking individuality in the theme of your home—a plan that unites refined distinction with comfort within—we are sure you will find your ideals fulfilled in the plan of this charming six-room home.

The best ideas of modern architecture find expression in this design. The hooded entrance provides an effective approach, enhanced by the arrangement of the two sets of front windows. The roof gains distinction through the dormer descending low to blend with the arched hood, from the chimney rising through the eave, and the cut off gables on the side. The side porch shows an attractive column arrangement that gives added tone to the whole setting.

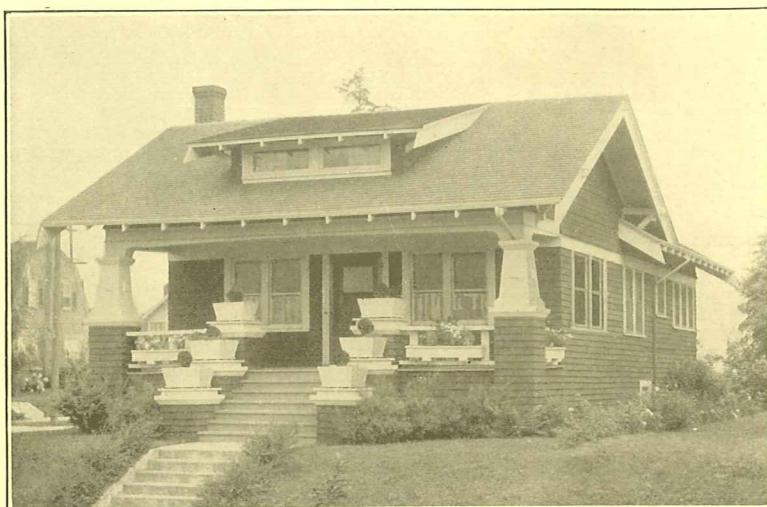
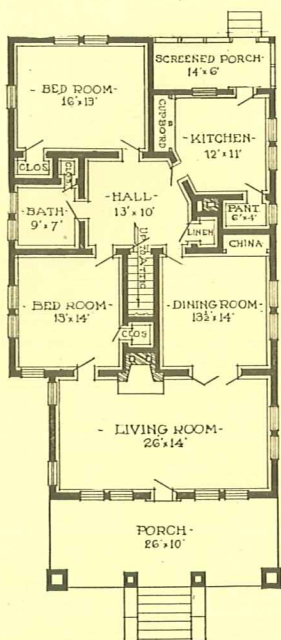
Three large bedrooms are in this plan, with bath and connecting hall. Exceptionally large living room is flooded with light by three front and two side windows, as well as by the porch casement. French doors lead into the dining room, where casement doors to the porch have again been used with charming effect. There is a built-in china case in the dining room; on the right is the breakfast room, from which we reach the kitchen. Built-in cupboard, additional pantry, back porch and stairs to the attic are noted in the kitchen. Dining and living rooms in this plan are floored in clear oak.



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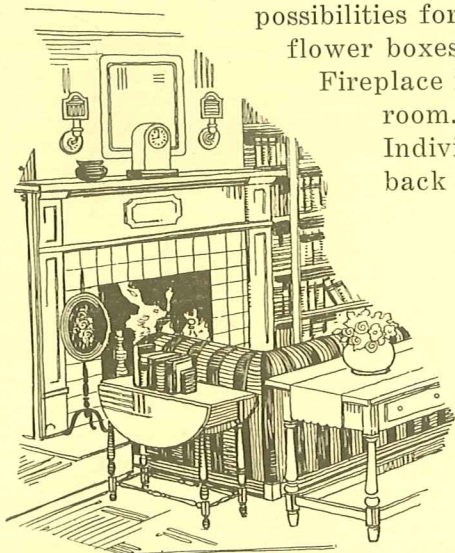
Southern Homes



Design No. 1392

EVERY requisite to happy and contented home life has been provided in this bungalow in a way that will invoke your admiration. First of all, there is the distinction and stability of appearance that assures the favorable opinion of those who judge as they pass. Next, there is ample space, bounteous fresh air and sunshine, ideal arrangement of rooms and every appointment that convenience decrees, on the inside. Together they form as charming and livable a home as the South has to offer.

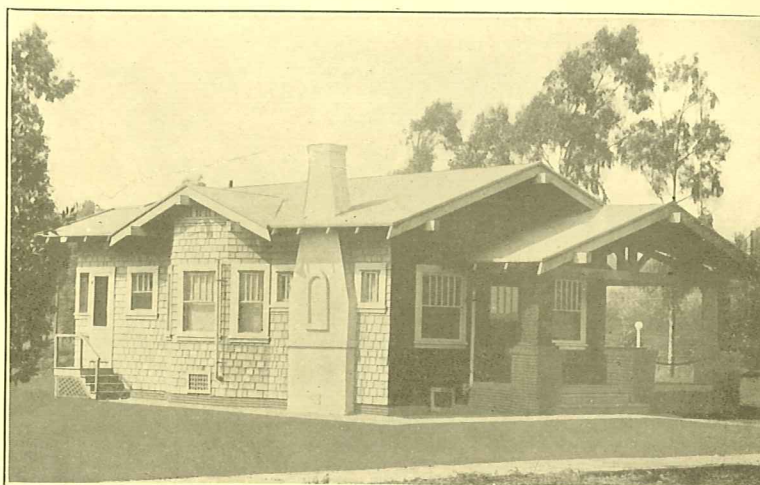
It is a distinctive and inviting porch that greets the visitor to this bungalow. The white columns and arched lintel, with overhanging eave, serve to unify the whole structure and set off the spacious porch to splendid advantage. You will observe how the owners of the above design have utilized its possibilities for attractive floral embellishment by the use of flower boxes on the piers and beneath the porch rails.



Fireplace in the living room. French doors to the dining room. Built-in china case and kitchen cupboard. Individual bedroom closets. Stairs to attic. Screened back porch. Hall linen closet. Kitchen pantry.

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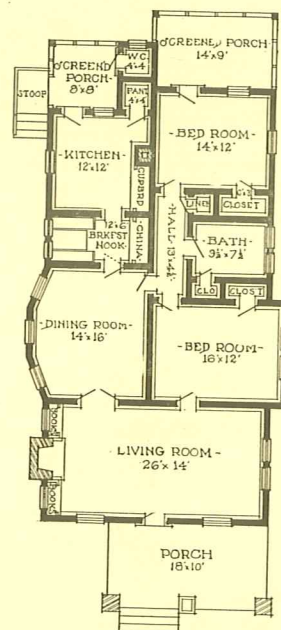
Design No. 1238

THERE is no style of design, symbolical of the bungalow, which meets with wider approval or gives a small home a more distinctive, attractive tone, than shingled walls, exposed rafter gables and broad, substantial front porch. These features are very successfully incorporated in the five-room bungalow presented on this page.

The size of the living room will particularly impress you. Twenty-six by fourteen feet! Some homes contain as many as three rooms whose total floor space won't exceed that. But in this book, remember, you are studying Southern Homes—and Southern Homes believe in fresh air and sunshine, lots of it.

The dining room bay affords a broad, cheerful outlook. The breakfast nook, and convenient china case and kitchen cupboard, both built-in, should increase this cheer, especially for the housewife who knows the value of having things placed so that they are immediately accessible.

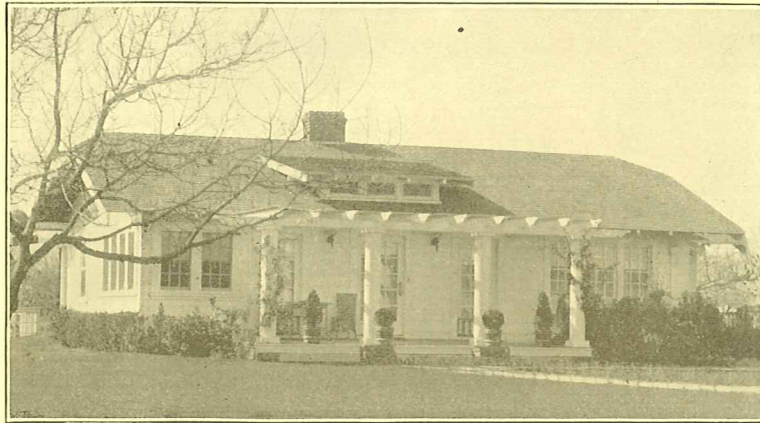
Two excellent bedrooms, with hall and bath between, are supplemented by ample closet space and a large screened sleeping porch. A second screened porch adjoins the kitchen, with entry steps on the side.



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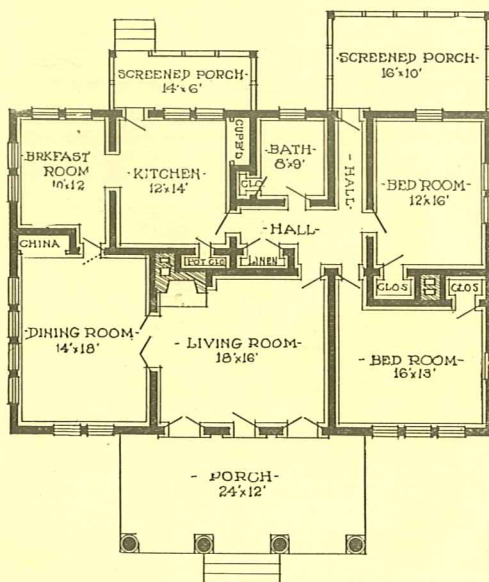
Design No. 1381

TERRACED porch, casement doors and an unusual number of windows serve to create in this design a home of outstanding cheerfulness and distinction. Under a southern sun or under a mantel of northern snow, this home will appear equally inviting and comfortable. Clime nor climate cannot alter the charm of a home when instilled as deep as it is in this bungalow.

The exceptional size of each room insures utmost airiness and comfort in warm summer months. On the other hand, can you imagine a more delightful place on a cold day than the living room, with sunshine streaming through its three casement doors?

Relation of the rooms to afford maximum convenience of access has been successfully handled, as you will appreciate by inspecting the floor plan. There are doors where doors are needed; a hall where a hall is necessary. The living room has a great corner fireplace, dining room china case is built-in, kitchen cupboard is also built-in, and there is an additional pantry. Linen closet in hall. Clothes closet in each bedroom. Both porches are screened.

French doors unite living and dining rooms; clear oak flooring is used in these rooms. Roof is a double thickness of red or green slate surfaced roofing instead of wood shingles.



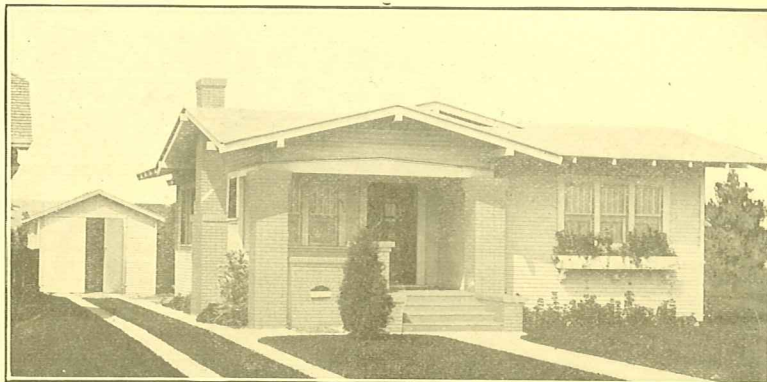
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Southern Homes

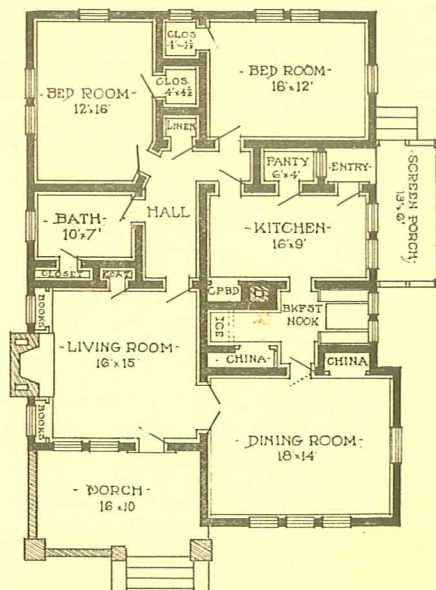


Design No. 1172

FROM the illustration you will not only gain an excellent understanding of what this bungalow has to offer in beauty and individuality, but a good idea as well, of how its charm can be increased by planting a few evergreens and adding a window flower box or two. Here is a picture of home as we are fond of picturing it—a picture you can make real at comparatively small cost.

Inside we find a surprisingly spacious house. Both dining room and living room, connected by French doors, are large and sunshiny. Coziness is increased by a large fireplace, in the living room, with built-in bookcase on either side. Two bedrooms are reached by the hall, which also provides the entrance to the bath. Two built-in china closets are provided, and the kitchen has a built-in cupboard. There is a cozy breakfast nook, with convenient service passage opposite. Screened porch with entry to kitchen is on the side.

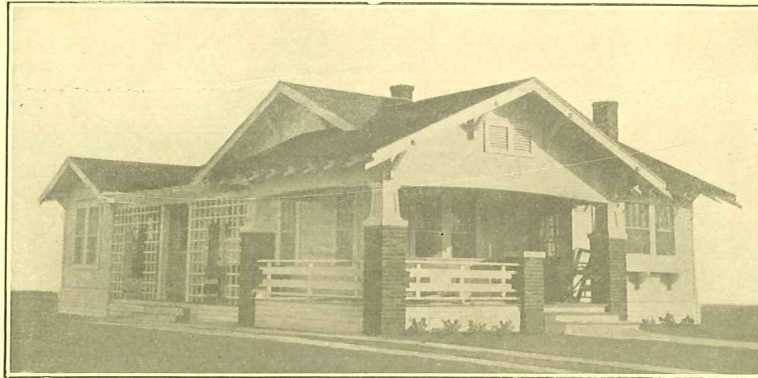
Clear oak flooring in dining room and living room. Bevel plate front door. Double thickness red or green slate surfaced roofing.



Complete blue prints, details and specifications for this Southern Home, per set... **\$12.50**

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Southern Homes



Design No. 1337

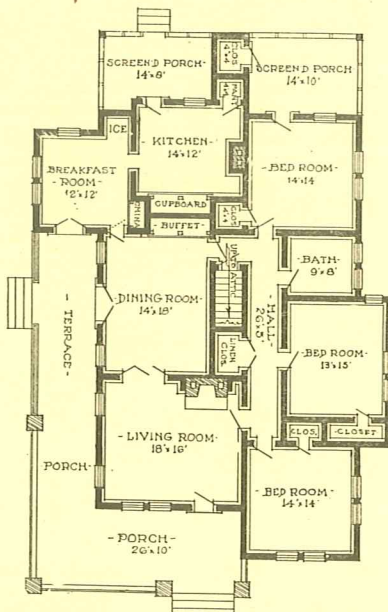
THE first feature of this typically Southern bungalow to impress you will no doubt be the long, sunshiny porch, twenty-six feet wide in front and running thirty-two feet on the side. Few homes show a porch of this area. Those that do, seldom show an arrangement at once as artistic and pleasant as this. Past the first side window, the porch becomes a terrace, with trellis, giving it an air of seclusion, yet detracting none whatever from its delightful open effect.

This house requires a foundation in excess of forty feet, so it should have a site of at least fifty feet. Additional width will help.

You will appreciate at a glance the success with which the spacious interior has been worked out. The opportunity is given here to create rooms of splendid

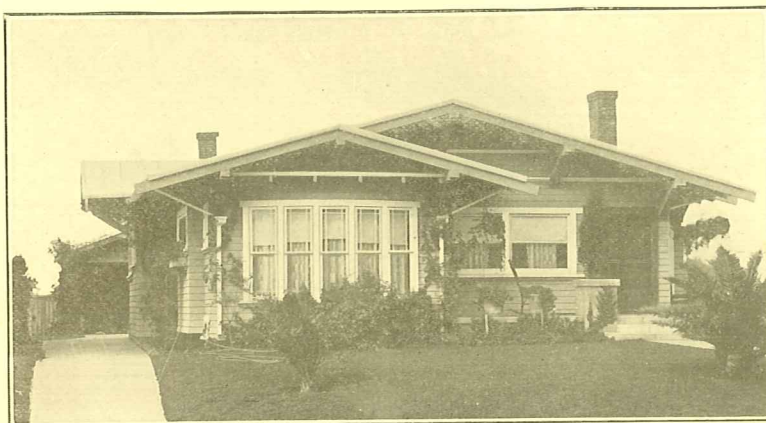
proportions, which has been done without wasting a foot of space. Notice the host of convenient appointments—built-in buffet and cupboard, special china closet and linen closet, kitchen closet, individual bedroom closets.

Dining and living rooms are connected by French doors. The front door is a bevel plate. Clear oak flooring in living and dining rooms. Large attic with stairs.



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Design No. 1458

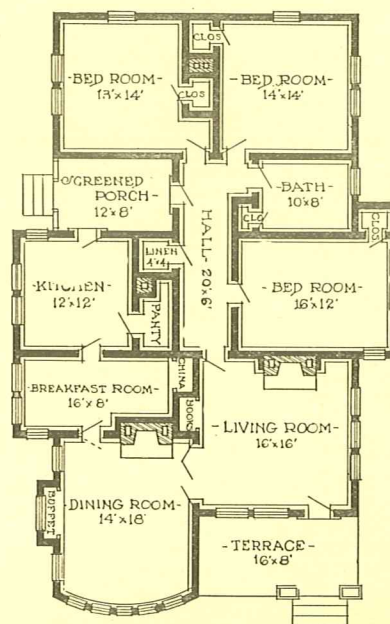
WE consider this design quite an achievement. The beauty of the front of this house and the interior of the dining room is not often surpassed in construction of houses of medium size.

The fact that every other unit in the plan of this home is in keeping with the artistic beauty of the great front bay, makes the arrangement as a whole, one of the most meritorious and interesting in the book of Southern Homes.

Inspecting the plan you will find that besides the five front windows of the dining room, there are three more in the left wall, one above the buffet and two on the sides. In the living room the idea of sunshine and airiness is further carried out by five windows. French doors connect the living and dining rooms, bringing their respective widths together in one long open arrangement.

There are three large bedrooms, each with three windows and individual clothes closet. Connecting hall, with entrances to bath and the screened porch. Large breakfast room, with built-in china case. Built-in bookcase in living room. Special linen closet in the hall.

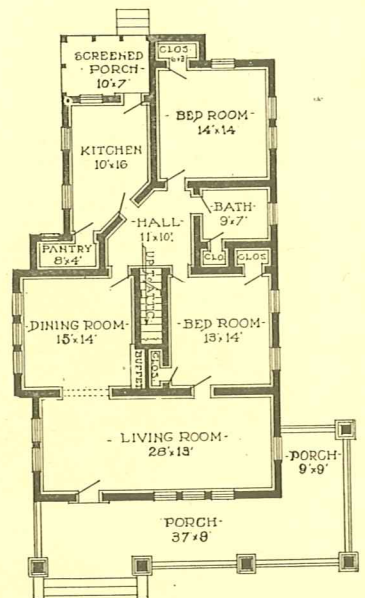
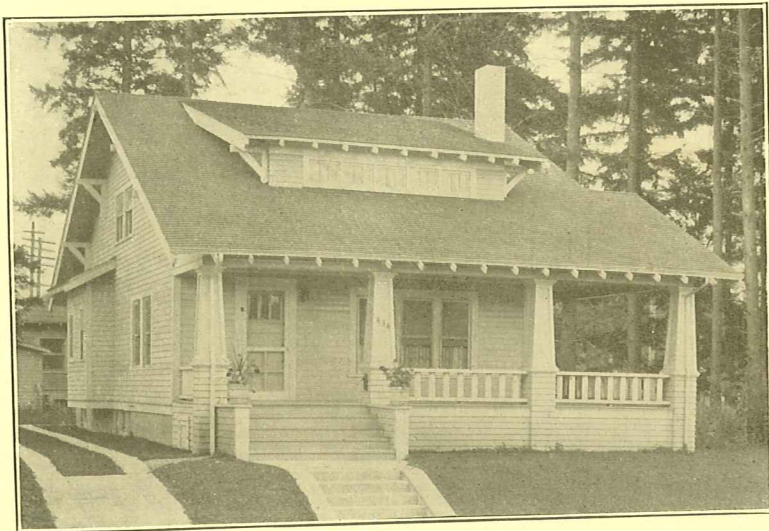
Clear oak flooring in living and dining rooms. Bevel plate front door. Roofing is slate surfaced, red or green.



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for this Southern Home, per set..... **\$15.00**

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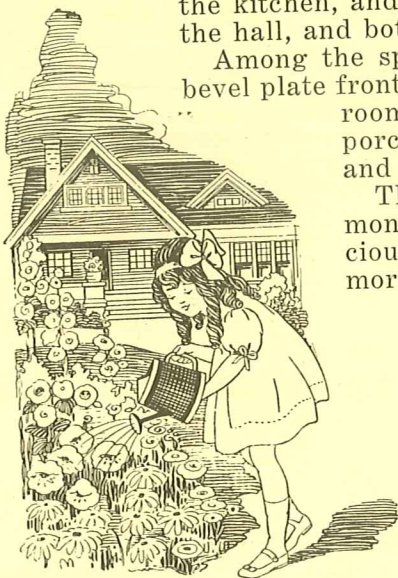
Design No. 1403

YOU would have to look far beyond the ordinary sources of supply to find a design with better character or more attractive features, than the above. The exterior is dignified in tone, but not cold. In fact, in the treatment of the broad, cheerful porch, an effect of warm hospitality is especially sought.

Passing through an entrance door, the full beauty of the wide living room becomes apparent. This room is lighted by seven windows, divided in a one-two-three ratio between the three outside walls. The dining room, lighted by three windows, has a wide entrance which serves to unite its spaciousness with that of the living room. Notice how the hall is shaped to allow extra space in the kitchen, and permit a pantry. Stairs to the attic ascend from the hall, and both bedrooms, as well as bath, are entered from it.

Among the special features of construction of this design are bevel plate front door, clear oak flooring in living room and dining room, built-in buffet in dining room, screened rear porch, two closets in the front bedroom, closet in bath and rear bedroom.

This design should not involve a great outlay of money, yet it will give you a home as attractive, spacious and comfortable as places costing a great deal more.



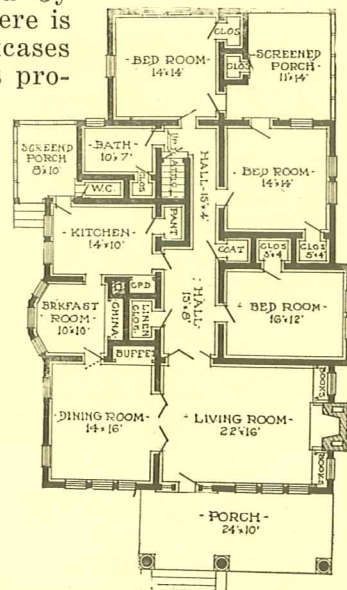
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Design No. 1370

THERE is sufficient reserve in the design of this home to commend it to those of conservative taste; at the same time there is a full measure of personality in its lines and details that will gain the interest of those wanting something different in house planning. Through the wide entrance the handsome front door, with artistic side lights, is seen. A set of triple windows on either side is assurance of interior cheerfulness. Notice the effective adaptation of porch pillars in this plan, and how the effect is carried out to include a pillar arrangement of the left front corner. Six large rooms, besides breakfast room, hall and two screened porches, are included in the floor plan. All rooms are conveniently accessible, one to the other. The breakfast room is a pleasing feature. And the arrangement of living and dining rooms, connected by French doors, increases the spaciousness of each. There is a large fireplace in the living room, with built-in bookcases on the sides. In the dining room a built-in buffet is provided, with extra china case in the breakfast room. Kitchen has a built-in cupboard, besides pantry. Individual bedroom closets, and special hall linen closet. Both sleeping porch and kitchen porch are screened. Clear oak flooring is specified for living and dining rooms.



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this Southern Home, per set..... \$15.00

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Design No. 1326

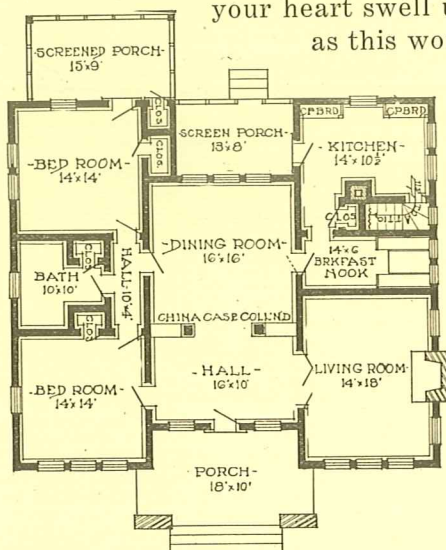
OF the factors which combine to produce contentment in the home, perhaps the chief are convenience, comfort, and appearance. On appearance rests chiefly pride of possession, and pride of possession in gratifying to our souls. It costs little or no more to build a house of attractive appearance than to build one of similar size lacking this quality.

The accompanying design is a work of artistic proportions and symmetry—a house which the rich man would be proud to possess, and which need not necessarily be beyond the reach of the man of lesser means.

The artistic arrangement of the interior is quite in keeping with the exterior. The privacy of the bedrooms, the abundance of closets, the equal accessibility of the bathroom from all parts of the house, the very slight privacy of the living room, and the wide open hospitality of the big dining room, just naturally make your heart swell up a little with a kind of love for such a home

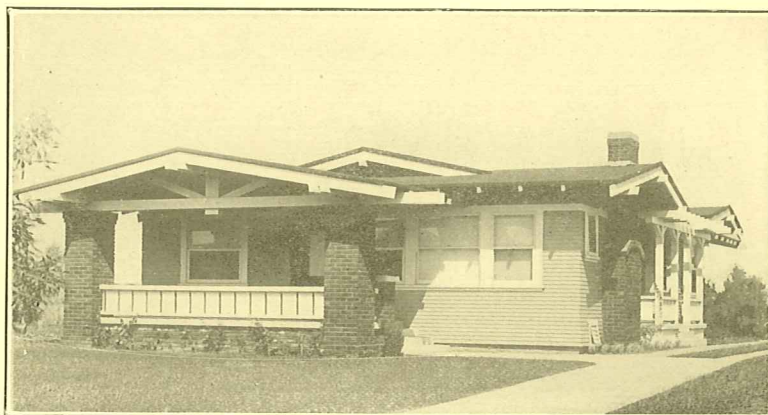
as this would be and a desire to own it. Homes like this make better men and women and better children.

Clear oak flooring in living and dining rooms; bevel plate front door; built-in breakfast nook; screen porches.



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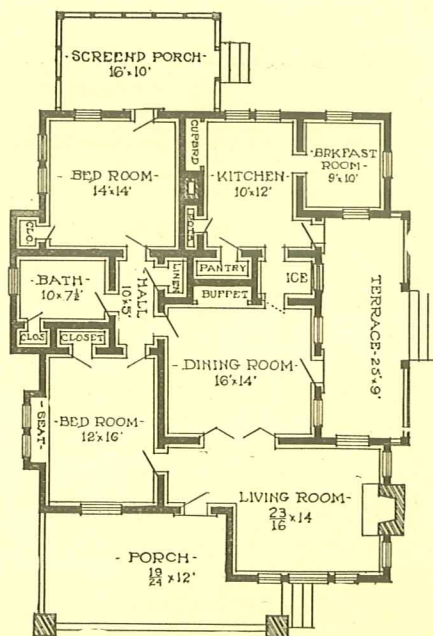


Design No. 1436

A BUNGALOW of marked individuality has been achieved in this design without involving a greater investment than you would expect to pay for any attractive, comfortable, modern home. The wide front porch, cool and restful, is the first feature to gain attention, and to the right you will catch a glimpse of another beautiful asset—a long pergola terrace, partially enclosed by the rails between the columns, with steps descending to the drive.

A living room of exceptional interest is followed by a large, sunshiny dining room. Both of these rooms will be as cozy in winter as they are cool and airy in summer. Each bedroom has interesting features. Notice the window seat in the first, the large screened sleeping porch adjacent to the second. Convenient hall connects the bedrooms with the bath. In addition to a closet in each sleeping room and the bath, there is a special linen closet in the hall, two pantries in the kitchen, and a place for the refrigerator between dining room and kitchen.

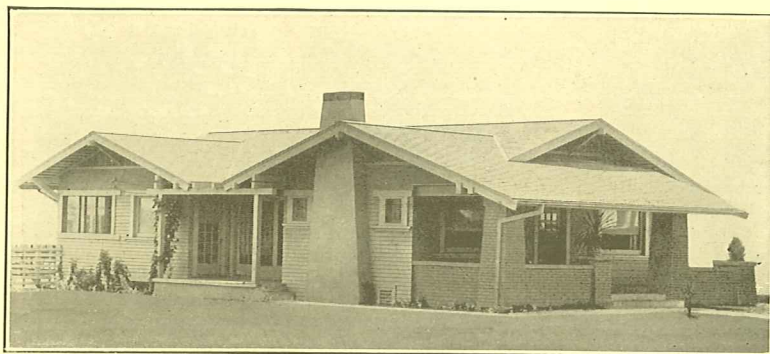
French doors are between living and dining rooms, and clear oak flooring is used in both of these rooms. Bevel plate front door. Built-in window seat, buffet and kitchen cupboard. Double thickness of red or green slate surfaced roofing.



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Design No. 1447

IT is the entire absence of "frills"—and the presence of tasteful simplicity instead—that attracts, in this plan. We assure you that this bungalow is all that the illustration depicts it as being—a satisfying representative of sound home-building ideals, carefully and modernly worked out.

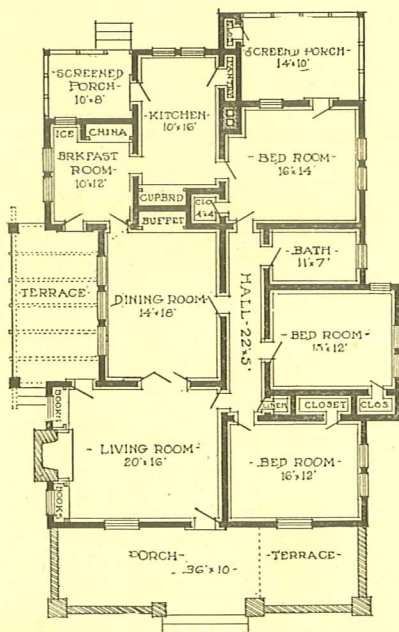
This home is amply large for a family of six people. Three large bedrooms are connected by the hall, which also has entrances to the living room, dining room and kitchen. Thus, without the waste of a step, you can reach any room in the house.

Notice the two terraces. That on the side is especially attractive because of its size and the manner in which it connects the two roof gables.

There is a breakfast room in this design, containing built-in china case and a space for the ice box. The kitchen is large and airy, and in addition to the pantry it has a built-in cupboard. The sleeping porch is screened, as is the kitchen porch.

Clear oak flooring in living and dining rooms, with French doors between. Built-in buffet and living room bookcases. Closet in every bedroom with special linen closet in the hall.

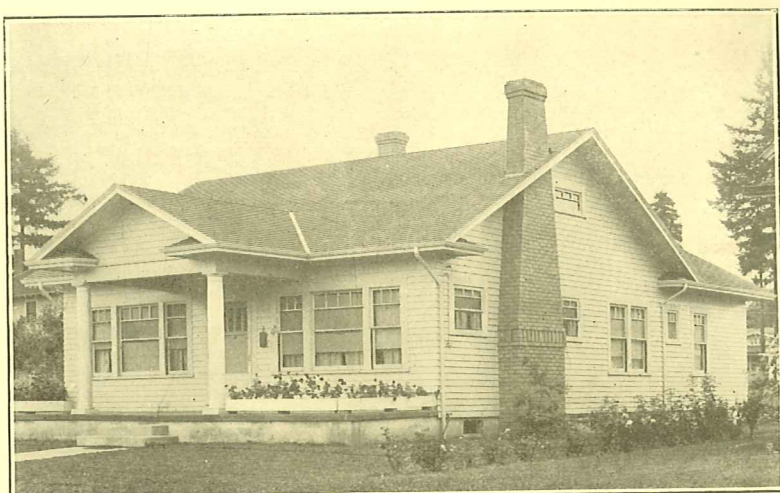
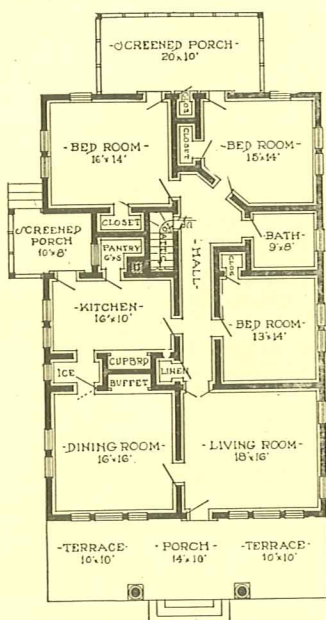
The sensible development of this bungalow is reflected in the sensible level to which building cost has been held.



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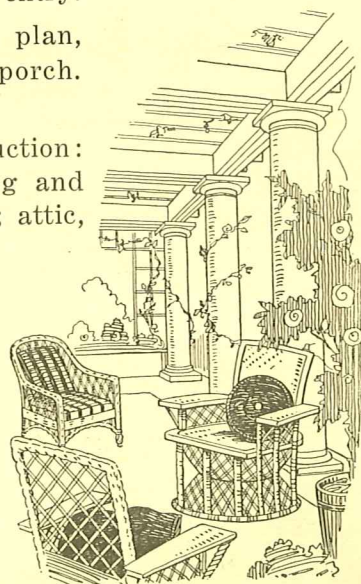
Design No. 1425

THE hand of an artist has again been at work, with the result that in this design we are given a six-room home of surpassing charm and distinction. You will note the terraced porch, and the gabled roof supported by two graceful columns. Windows of artistic conception warrant the special attention drawn to them by the open terrace.

In this design the living and dining rooms are in front, and being connected by a single door, each preserves its individuality. The kitchen is practically in the center of the house, making it immediately adjacent to the dining room. Screened side porch furnishes a convenient service entry.

Three commodious sleeping chambers are in this plan, together with an unusually large screened sleeping porch. Accessibility is a feature of the whole arrangement.

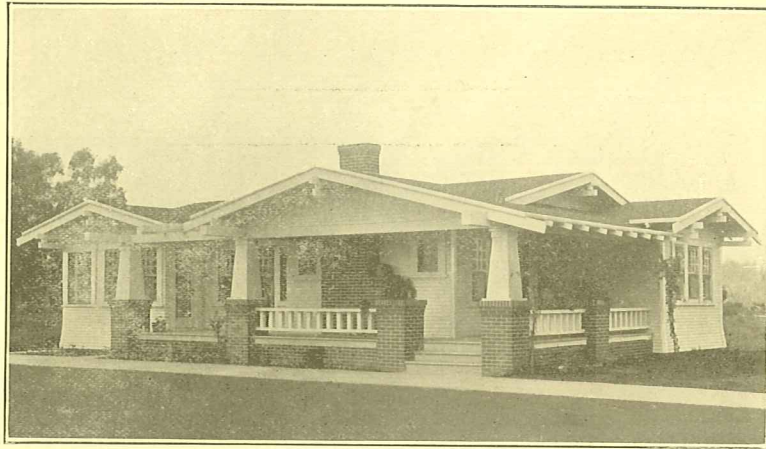
Note carefully these good features of construction: Bevel plate front door; clear oak flooring in living and dining rooms; built-in buffet and kitchen cupboard; attic, with stairs; screened sleeping and kitchen porch.



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Southern Homes



Design No. 1414

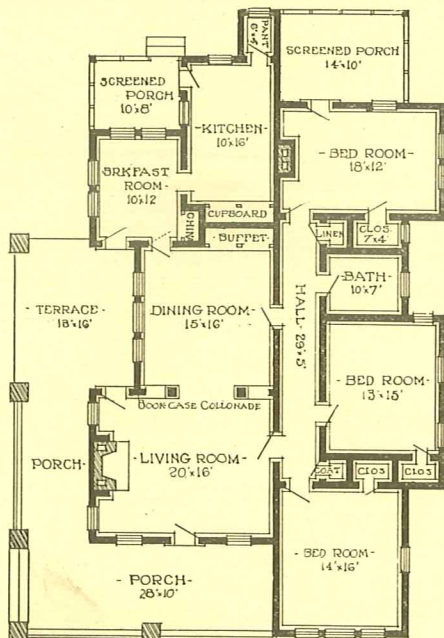
DETAILS in number that are original and exclusive with this one plan, mark the design of the bungalow pictured above. For example: the pattern of the chimney, or that part of it seen outside, under the roof. And the recessed side terrace, with door to breakfast room. Even the brackets under the eaves have caught the spirit of originality!

Particular attention is called to the division of the bedrooms in this plan from the rest of the house. Notice that the whole right side, on which they are located, can be made absolutely quiet and private by closing the two hall doors. It is an advantage that works both ways, for you can entertain or talk in the living rooms as late as you choose without fear of disturbing those who have retired.

This bungalow, built on spacious lines with extreme roominess everywhere, is especially strong and substantial, and is particularly well adapted for construction in cold climates.

Just a few words about the interior. Observe that the terrace is reached from the living room by a casement door to the right of the fireplace. Bookcase collonade is a practical and pleasing entrance to dining room from living room. The breakfast room, really large enough for a dining room, has three entrances.

Clear oak flooring specified in dining and living rooms. Bevel plate front door. Two screened back porches. Double thickness red or green slate surfaced roofing.



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Some of the Styles of Permanent Furniture Used in Southern Homes

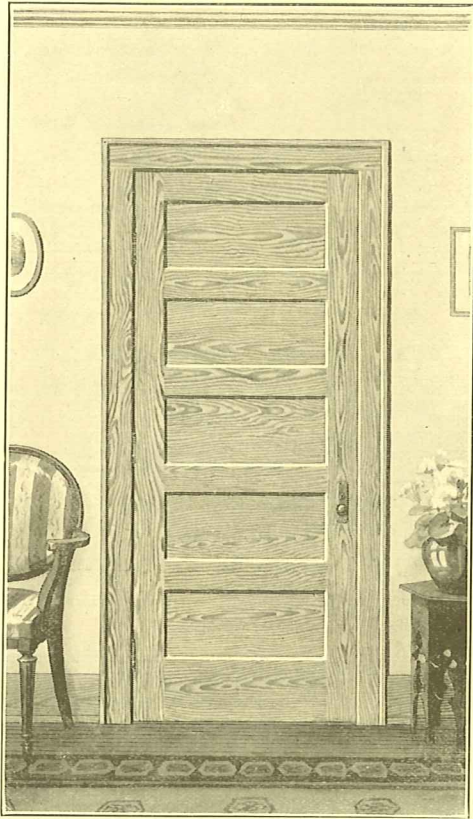


Fig. 1

Figure No. 2 depicts the well known two-panel door. In this design a certain concession in strength is made for the sake of beauty. It is not so strong as that shown in Figure 1, but it has more strength than other types and the marvelous beauty of the large rotary-cut veneered panels when properly finished makes them extremely popular and in excellent taste.

We do not recommend the use of the one-panel door or doors with lock-rails placed high above the center of the door, because we have not found them so satisfactory as the designs here shown. However, the builder may gratify his own taste, in this particular, by selecting doors of any design without affecting these plans.

The doors here shown are the ones which we specify for the reason that, in our opinion, they combine most in beauty and substantiability. The five-cross-panel door shown in Figure 1 is, we think, without an equal in strength of construction. The strength of a door lies wholly in the lateral binding. This door is bound together by six cross members. Other doors have only three. Its beauty is such that after many years of use, its popularity appears not to diminish and it appears quite as popular today as ever.

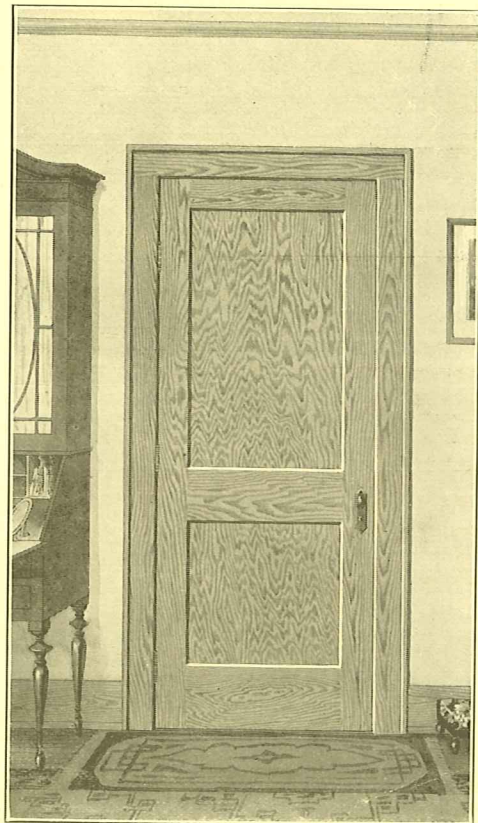


Fig. 2

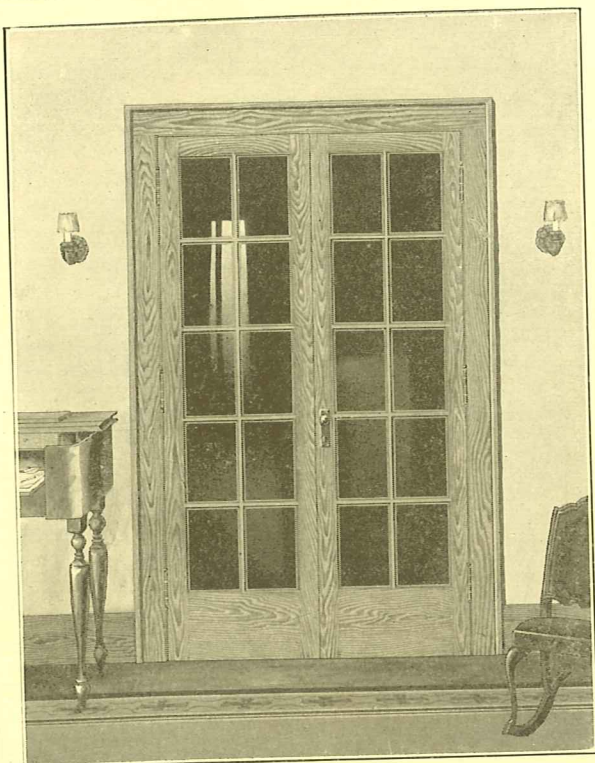


Fig. 3

The French doors shown in Figure 3 are especially pleasing for use in dining and living rooms and for openings to porches. They have been included in many of the plans. These French doors are most popular. They give a taste of individuality to a house that, no matter how simple it may be in design, will add to its charm.

The doors illustrated in Figure 4 are what may be called triple French doors. They are for use in spaces where double doors would not be quite as effective. These triple doors have an attractiveness about them that measurably adds to the beauty of any interior. Many of these plans include triple doors.

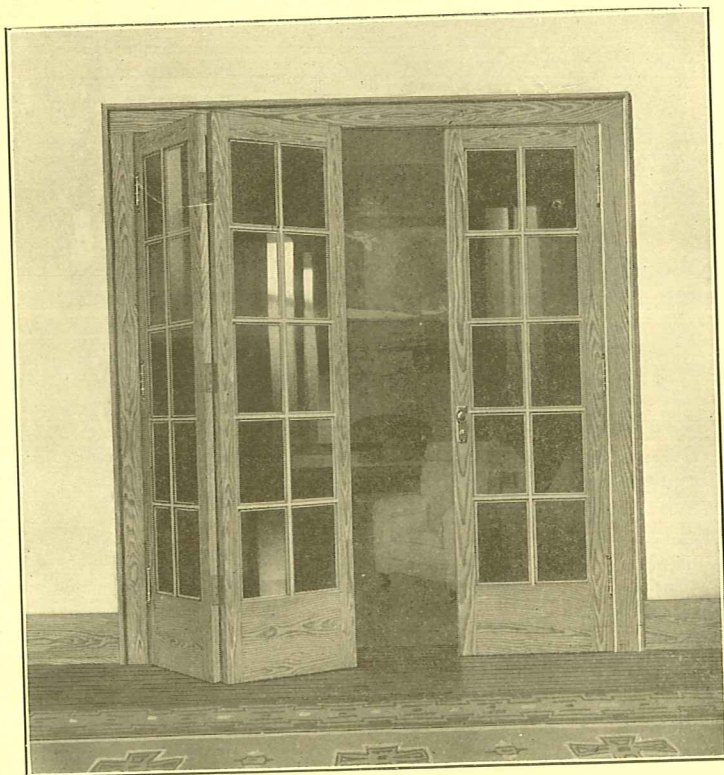


Fig. 4

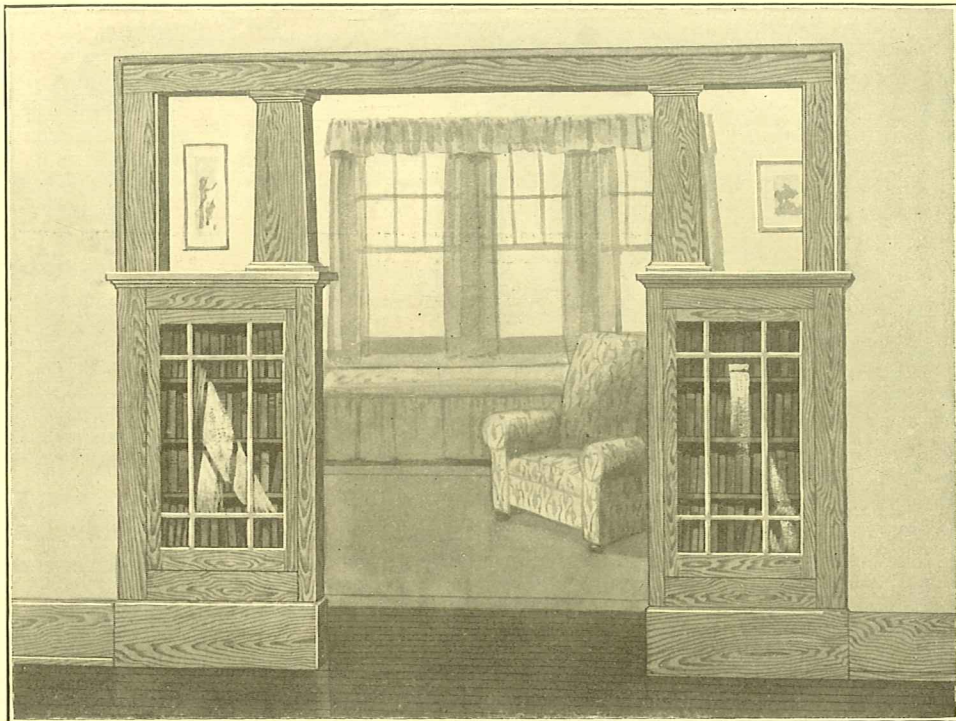


Fig. 5

The bookcase collonade shown in Figure 5 is quite popular. It is placed between the living room and the dining room and gives a spacious effect to both rooms. That is, it makes each room look larger than it is. It is quite decorative and adds to the effective charm that all good interior architecture should have. It also has a practical feature that must not be overlooked. It protects the books and saves your owning a bookcase.

The little breakfast nook shown in Figure 6 is very popular in modern homes. It is placed usually between the kitchen and dining room. It occupies but little space and is very convenient. It saves a lot of trouble to the housewife; and a charming little room, like the one shown here, with its graceful lines, is a pleasure to look upon.

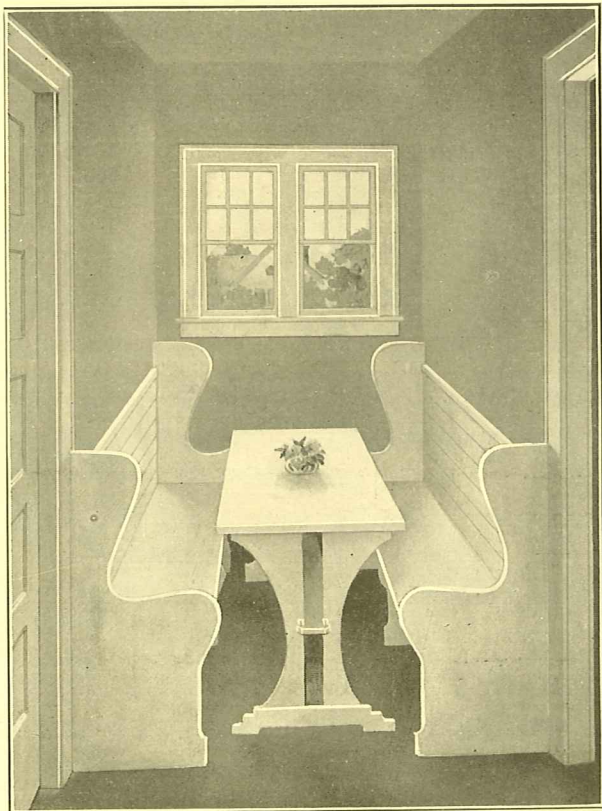


Fig. 6

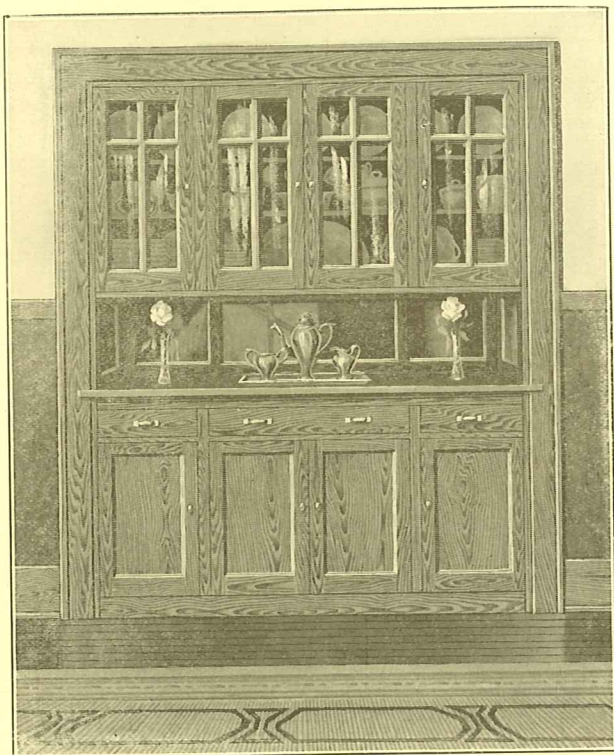


Fig. 7

One of the most effective arrangements in the modern home or bungalow, is the use of a wall closet or wall cabinet. In Figure 7 is shown a built-in buffet or side board. It does not take away the space available for the dining room, but adds to it, at the same time doing away with the necessity of a sideboard, or at least one piece of furniture. Many of the plans in this book have this buffet arrangement. It adds to the convenience of the housekeeper and to the beauty of the room. The design shown here is just as attractive and convenient as that of an expensive china closet.

Here in Figure 8 is the housewife's delight. It is the kitchen cupboard. It is built in the wall of the kitchen and is most convenient. Every new home should have a kitchen cabinet. These designs contemplate building them in the walls, thus effecting an economy of lumber as well as of space. It saves the expense of buying a kitchen cabinet. This cupboard is embodied in a great number of these plans.

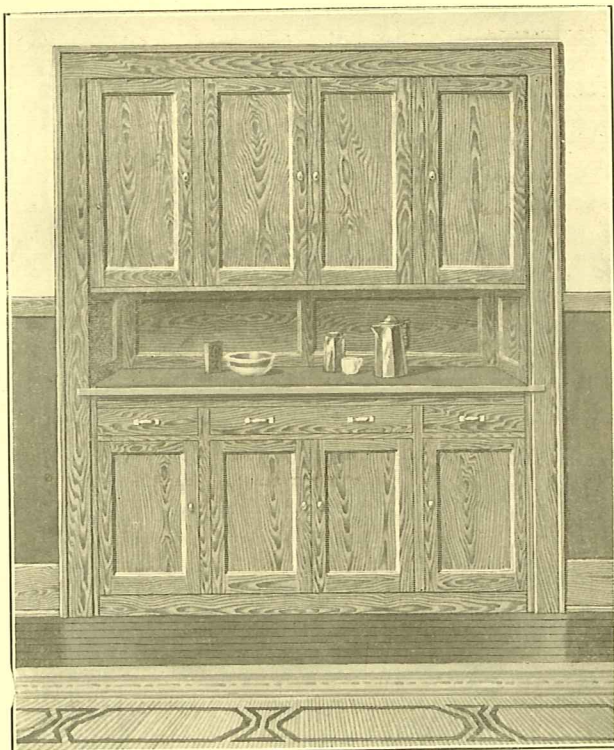


Fig. 8

GARAGES

WE have selected very carefully the garage designs shown on the following pages and believe that the requirements of all but a very few builders may be met in these designs.

It is quite as essential that a definite plan be followed in the construction of a small building as in a larger one, notwithstanding the fact that the amount of expenditure involved is less. The fundamental ideas are that you will know, beforehand, without costly experimentation, that your completed building will present a certain definite attractive appearance, and that the work during erection will proceed with definite precision, saving the hours of delay while certain effects were being studied or mistakes corrected, which would far outrun the cost of detailed working plans.

The value of a garage or servant's house on your premises hardly needs comment. Everyone recognizes the fact that the excessive depreciation of an automobile which is not properly housed might easily amount in a single year in value to more than the cost of proper protection. Likewise are we all aware of the fact that a servant's room on the premises goes far toward solving the servant problem. The wisdom of placing both these under one roof needs no comment; but it is a fact worth mentioning that an attractively designed building embodying either or both features usually adds more to the value of the premises on which it is placed than the cost of placing it there.

Our plans are designed to give the most in appearance, substantiability and effectiveness for the least cost. Specifications are as follows:

SPECIFICATIONS

SILLS—4x6 No. 1 Common.

FLOOR—Concrete for garage. 2x8 joists and 1x4 No. 1 Common Flooring for servant's room.

STUDDING—2x4 No. 2 Common, spaced 24 in.

HEIGHT AT EAVES—Single garage, 8 ft. 6 in.; double garage, 9 ft; garage and servant's house, 10 ft.

SIDING—1x6 No. 1 Common Drop Siding.

RAFTERS—2x4 No. 2, spaced 24 in.

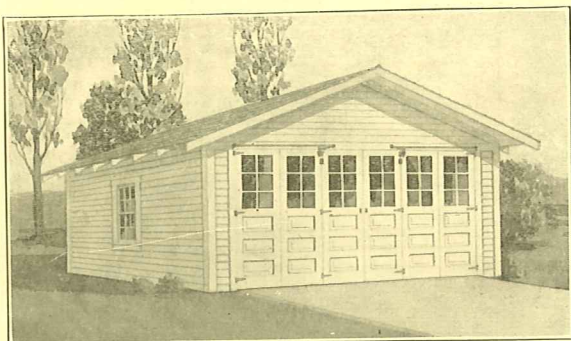
ROOF—Dressed and matched sheathing and slate surface roll roofing.

INSIDE SHEATHING—None for garage. No. 2 shiplap for servant's room.

DOORS—Garage, 3-section 8x8 feet with zig-zag track and hangers. Servant's room, 2-8x6-8 1- $\frac{3}{8}$ B. Grade.

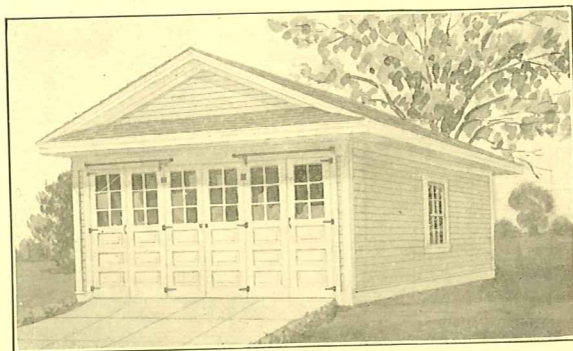
WINDOWS—8x14 12 Lt. 1- $\frac{3}{8}$ hung with weights and cord.

Southern Homes



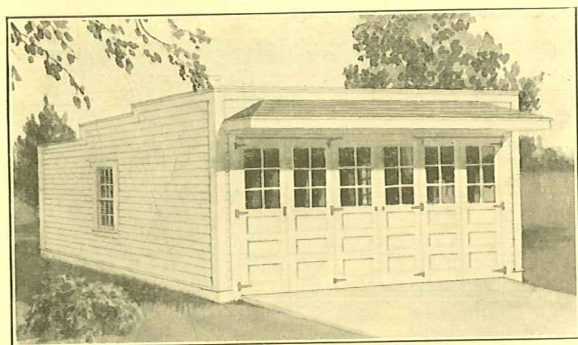
Design No. G 202

Dimensions: 18x20 feet.
Price of plans and specifications.... **\$2.00**



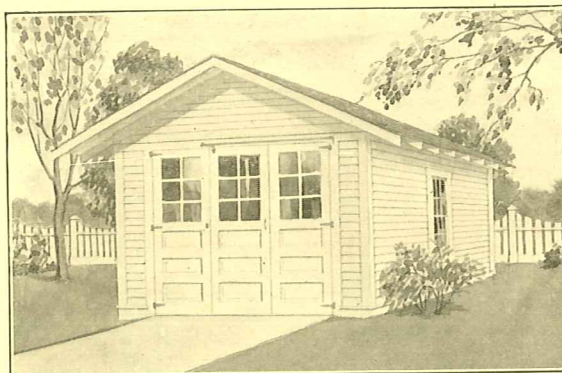
Design No. G 206

Dimensions: 18x20 feet.
Price of plans and specifications.... **\$2.00**



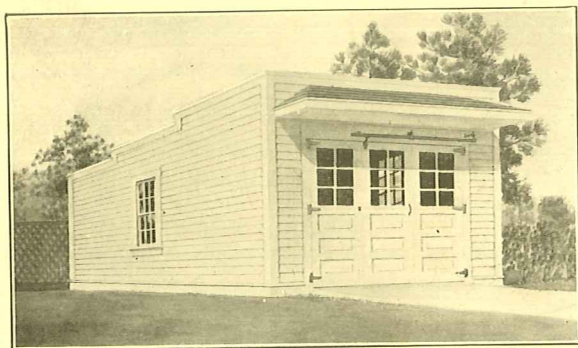
Design No. G 214

Dimensions: 18x20 feet.
Price of plans and specifications.... **\$2.00**



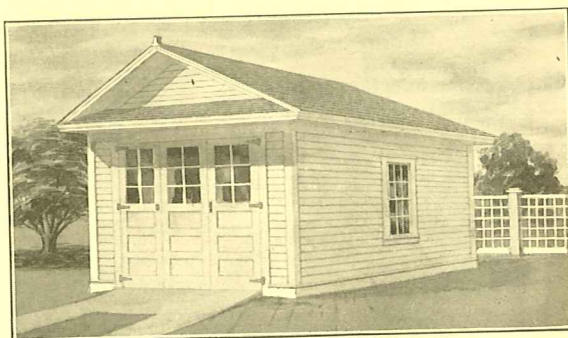
Design No. G 201

Dimensions: 10x18 feet or 12x20 feet.
Price of plans and specifications
(either size) **\$1.50**



Design No. G 213

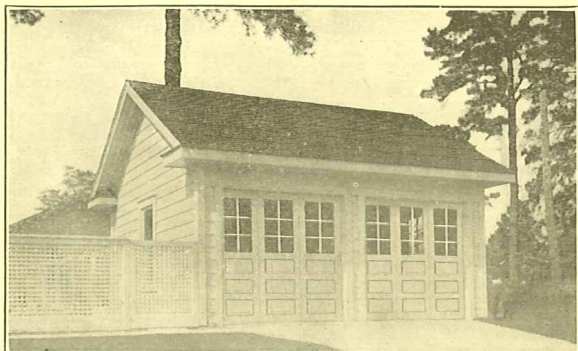
Dimensions: 10x18 feet or 12x20 feet.
Price of plans and specifications
(either size) **\$1.50**



Design No. G 205

Dimensions: 10x18 feet or 12x20 feet.
Price of plans and specifications
(either size) **\$1.50**

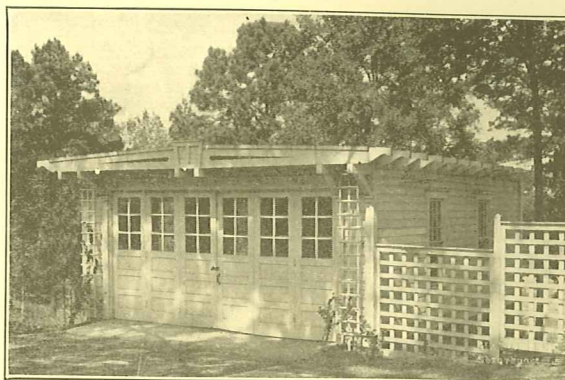
Southern Homes



Design No. G 226

Dimensions: 20x20 feet.

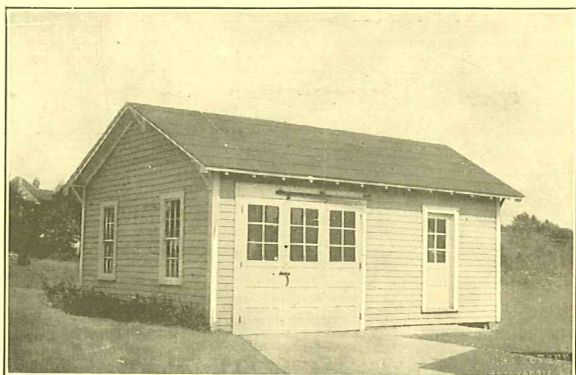
Price of plans and specifications, **\$2.50**



Design No. G 232

Dimensions: 20x24 feet.

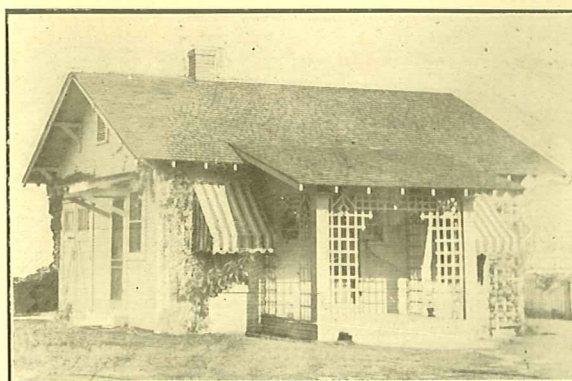
Price of plans and specifications, **\$3.00**



Design No. G 223

Dimensions: 20x18 feet and 24x20 feet.

Price of plans and specifications, **\$2.50**

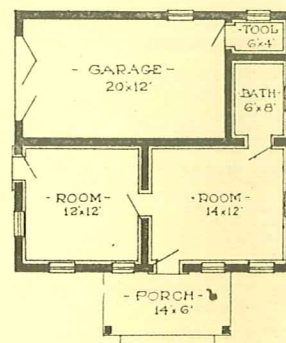


Design No. G 237

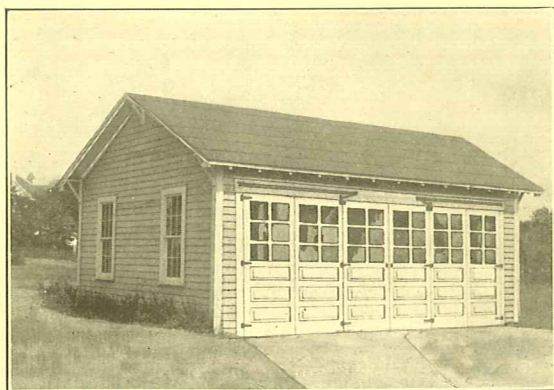
Dimensions: 34x20 ft.

Price of plans and specifications,

\$3.00



Even if you don't own a car, you will find it a good investment to build a garage and rent it to some good neighbor.

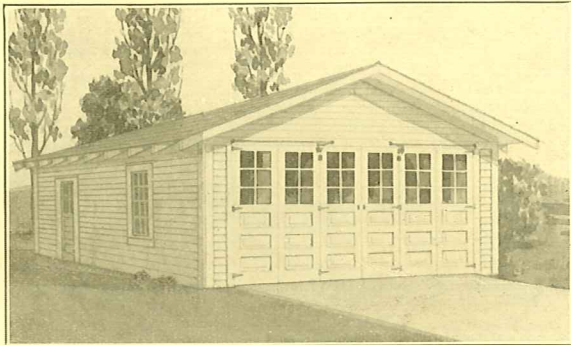


Design No. G 222

Dimensions: 18x18 feet.

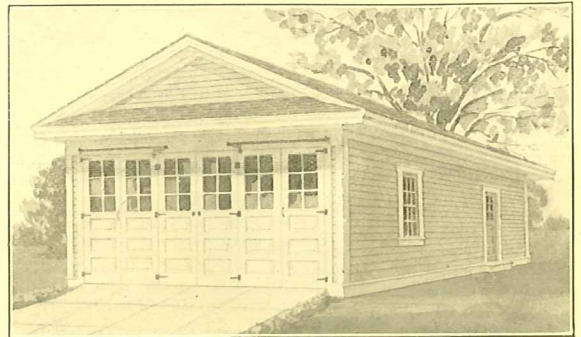
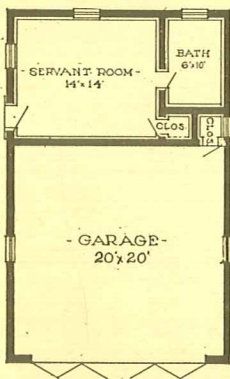
Price of plans and specifications, **\$2.00**

Southern Homes



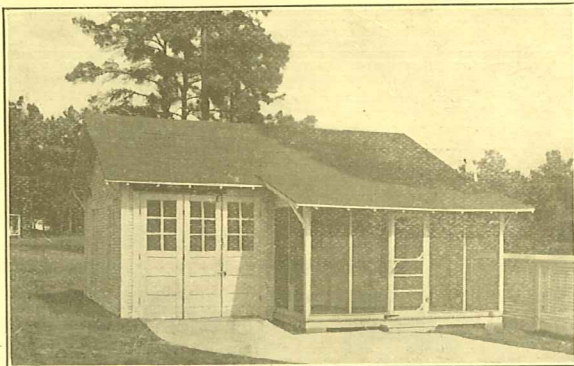
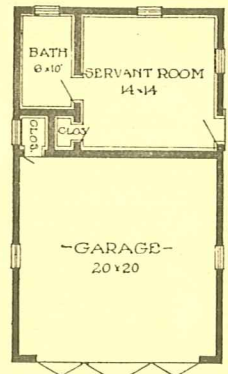
Design No. G 203

Dimensions: 20x34 feet.
Price of plans and
specifications,
\$3.00



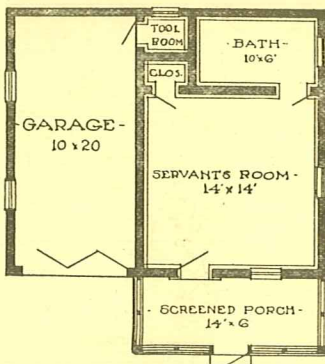
Design No. G 207

Dimensions: 20x34 feet.
Price of plans and
specifications,
\$3.00



**Design
No. G 241**

Dimensions:
20x26 feet.
Price of plans and
specifications,
\$3.00



**Design
No. G 246**

Dimensions: 30x18 feet
Price of plans and specifications, **\$3.00**

